STEPHEN GOLDSMITH MAYOR

DEPARTMENT OF METROPOLITAN DEVELOPMENT ADOPTED: MARCH 17, 1999



LAFAYETTE SQUARE
AREA PLAN



LAFAYETTE SQUARE AREA PLAN

City of Indianapolis

Department of Metropolitan Development

Division of Planning

Resolution #99-CPS-R-002

Adopted: March 17, 1999

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• Overview of the Plan

The general appearance of a retail area such as the Lafayette Square area has an effect on drawing and retaining customers. In general, customers want to patronize areas where they feel the retailers care about the customers by providing a safe, well-maintained, reasonably attractive environment. The visual character of an area helps define the area in the minds of customers. A well-defined identity or "sense of place" can also be important for marketing an area.

A better appearance for the area can be achieved by improved upkeep, stricter adherence to zoning regulations and the addition of streetscape elements such as sidewalks, banners and landscaping.

LAND USE & ZONING

(Please refer to page 59)

Land use and zoning recommendations evolved from discussions at the September meeting on issues and goals, the October meeting on economic development, the November meeting on crime prevention and the perception of crime, and the design charrette.

Some areas were deemed "critical areas" because they warranted a high degree of scrutiny. Three areas are designated as critical because they are transitional areas between residential and commercial developments. The recommendations for land use and zoning arise from the need to buffer the residential developments from intensive commercial uses. A fourth critical area focuses on undeveloped properties in the core of the study area. In this instance, compatibility with the adjoining land use is recommended. And the fifth critical area encompasses properties that are in need of reuse. The land use and zoning recommendations encourage flexibility and creativity in development.

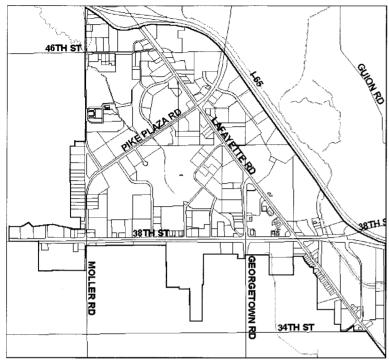
Areas not designated as critical have, by default, the same land use and zoning recommendations as those found in the Pike Township Comprehensive Plan and the Wayne Township Comprehensive Plan. The adoption of this plan does not automatically change existing zoning.

CONCLUSION

The Lafayette Square Area Plan charts a course of action for the community and for the City of Indianapolis to improve the viability and competitiveness of the area around the Lafayette Square mall. The commercial success of the Lafayette Square area is an important component of the overall economic health and quality of life in Indianapolis and Marion County. It is also important to the local businesses and neighborhoods who depend on Lafayette Square area for goods and services.



- Purpose
- Historical Context
- Planning Process



Map 1. Study area boundaries for the Lafayette Square Area Plan.

PURPOSE

The Lafayette Square Area Plan charts a course of action for the community and for the City of Indianapolis to improve the viability and competitiveness of the area around the Lafayette Square mall. The commercial success of the Lafayette Square area is an important component of the overall economic health and quality of life in Indianapolis and Marion County. It is also important to the local businesses and neighborhoods who depend on Lafayette Square area for goods and services.

The Lafayette Square Area Plan outlines strategies to:

- promote business retention, expansion, and attraction,
- minimize criminal activity and reduce the perception of crime,

- enhance infrastructure and services,
- beautify the commercial district and provide for flexibility in the land use and zoning guidelines to enable successful development, and
- protect adjacent neighborhoods from commercial encroachment.

The Lafayette Square Area Plan will amend the Pike and Wayne Township Comprehensive Plans for the study area.

The plan represents the goals of the community. Through a series of community meetings, the Department of Metropolitan Development worked with various different groups of people—including residents, businesses, business organizations, community organizations, and high schools—to identify the needs, conditions, and community assets of the study area. At the end of each meeting, strategies were agreed upon to make the Lafayette Square area a better place to work, reside, and shop.

The plan is comprehensive in that it addresses not only economic development issues but related topics such as the perception of crime, crime prevention, beautification, land use, infrastructure, and city services. The aim of the planning process has been to bring the key stakeholders from the public and private sectors together. It has been an opportunity to provide information on existing programs, devise strategies to improve the area, identify needed resources, set priorities, and begin forming new partnerships.

Implementation will occur through the combined efforts of the business community, not-for-profit organizations, the residential community, and the City of Indianapolis. To facilitate implementation, strategies are broken down into short, medium, and long term. Short term strategies tend to be highly visible projects that require minimal organization and few resources. Short term

strategies are designed to spur further action and improvements within the first two years.

Medium term strategies require more resources and additional organization. Implementation of medium term strategies is expected to occur over period of two to five years.

Long term strategies typically have visionary goals. These strategies can realistically be implemented but significant coordination, resources, and time will be required. These strategies will take at least five to ten years to implement. Long term strategies play an important role by creating a vision of the future that generates enthusiasm for implementation and forms the rationale and impetus for all other strategies.

This plan will also guide future development and reuse of the area. Based upon community goals, market realities, and the configuration of existing infrastructure, recommendations are



Photo 1. Community meetings were well attended by local businesses, residents, institutions, and associations.

provided for the reuse and development of the triangular area bounded by the retail developments and auto dealerships along Pike Plaza Road, 38th Street, and Lafayette Road. Architectural, landscape, and signage design guidelines for the entire study area are also part of this plan. These recommendations are intended to ensure the enhancement of existing amenities and to encourage efficient and beneficial growth. The recommendations will guide decisions on rezoning and variance cases along with public improvement programs.

HISTORY OF THE LAFAYETTE SQUARE AREA

The Lafayette Square area has undergone several development phases in its transition into a regional commercial center. In 1955, the area was essentially vacant with the exception of a drive-in movie theater near the northwestern corner of the intersection of Lafayette Road and 38th Street. After 1955, a private airstrip was constructed, west of the theater. In the 1967, Interstate 65 was constructed up to 38th Street, followed by the construction of the Lafayette Square mall in 1968. The construction of the freeway and the mall led to the development of new shopping centers along 38th Street and Lafayette Road in the 1970's. Additional commercial development replaced the drive-in movie theater and the private airstrip in the 1980's. Some of the notable changes to the area are described in more detail below:

POST 1955 - BOB SHANK AIRPORT

The Bob Shank Airport was a private landing strip, located in the triangle formed by Lafayette Road, Moller Road, and 38th Street. Bob Shank was one of the four original airmail pilots for the U.S. Post Office. The airport was planned as an aviation community that would include the construction of private hangars and houses. Between 1985 and 1990, the airstrip began to be redeveloped as commercial property.

In the late 1970's, proposals were developed for transforming the Bob Shank property into commercial space. Meijer is situated on the site of the former airstrip.

1955 - EAGLEDALE NEIGHBORHOOD

The Eagledale neighborhood, south of 38th Street, is a planned community of one-story, prefabricated houses that was settled in

1955. Lafayette Square and other shopping centers were built in the 1960's to meet the market demand from the new community.

A portion of the Eagledale neighborhood, north of 30th Street, was developed on the site of the Hoosier Airport. The private airstrip was constructed by Bob Shank and pre-dated the Bob Shank Airport.

1968 - LAFAYETTE SQUARE

The Edward J. DeBartolo Corporation opened Lafayette Square in August 1968, three years after the Greenwood Park Shopping Center opened and four years before Castleton Square opened. The older shopping centers in Indianapolis consisted of a collection of stores with their storefronts facing towards a central plaza. These older centers tended to be smaller and designed to attract local area shoppers.

Lafayette Square departed from earlier shopping center models by being the first enclosed mall in Indianapolis. The mall, with three anchor tenants and over one million square feet of retail space, drew customers from a wider trade area. Following the opening of the Lafayette Square, developers built strip centers that tapped into the customer base of the mall and took advantage of the easy access to major arterial roads and freeways.

1996 - LAFAYETTE SQUARE

Capitalizing on changes in the shopping center industry and Real Estate Investment Trust (REIT) regulations, mall developer Simon Property acquired DeBartolo Realty in the 1996. The corporation, referred to as the Simon DeBartolo Group after the merger, is now named the Simon Property Group (SPG). As the country's largest retail REIT, SPG owns, develops, or manages 262 regional malls, community centers, specialty and other properties in 36 states.



Photo 2. The main entrance of the Lafayette Square mall following the major renovation which began in March 1996.

The merger coincided with a major renovation of the Lafayette Square mall which began in March 1996. The cost of the renovations was estimated between \$15 million to \$18 million. The renovation included a new tile floor and skylights, redesigned mall entrances, a new center court and fountain area, and the interior design of a food court with a Speedway theme. The mall with 1,220,000 square feet of gross leaseable area can now accommodate six anchor tenants. The renovation brought new tenants such as Waccamaw, Hat World, Ashley Stewart, The Disney Store, and most recently, Old Navy.

1997 - LAFAYETTE SQUARE AREA BUSINESS ALLIANCE

The Lafayette Square Area Business Alliance was formed in 1997 as an extension of the Indianapolis Chamber of Commerce. Its mission is to "bring together business leaders who will generate solutions to create and maintain economic development and a thriving business community in the Lafayette Square Area." One

of the organization's first goals is to "promote the area as a comfortable, convenient, and economically stable place for businesses and customers alike."

The business members include the large development companies that own property in the area: Simon Property Group (Lafayette Square), Kosene & Kosene (London Town, Pike Plaza, Falcon Run), Centre Properties (Builder's Square, CarMax), Skinner & Broadbent (Lafayette Village, Lafayette Place, Georgetown Plaza, Lafayette Plaza), and Cranfill Development (Apple Creek Shoppes). In addition to businesses, the Alliance's membership also includes area institutions such as Cardinal Ritter and Northwest High Schools, Westview Hospital, Keep Indianapolis Beautiful, and the YWCA.

1998 - FLUCTUATION IN THE MARKETPLACE

Businesses continue to move in and out of the Lafayette Square area, reflecting the increasing competitiveness of mega-conglomerates within the commercial-retail industry. For example, Montgomery Ward sold off its stores in Indianapolis as approved by the U.S. Bankruptcy Court in 1998. Lafayette Square was one of the malls affected.

On the other hand, there are also businesses that are testing the marketplace. CarMax is part of a nationwide trend in the used car industry, offering customers a wide variety of vehicles with fixed prices. CarMax purchased 24 acres north of Lafayette Square to develop a used car dealership that will have between 600 to 1,000 vehicles on site.

Changes in the local marketplace are also apparent in the small business sector. Some new businesses are marketing towards particular ethnic or racial groups. Examples include specialty grocery stores and restaurants.

PLANNING PROCESS

The planning process was designed to encourage broad-based, educated, and timely participation from property owners, local residents, youth, organizations, institutions, and businesses.

Meetings were structured around single issues to allow people to become involved in the issues that were of particular concern to them, without having to attend all planning meetings.

Attendance at the meetings was good throughout the process. Sixty-five people participated in the first meeting in September 1998. While not everyone identified their stakeholder interest, the first meeting brought approximately 27 business people, 10 representatives from neighborhood-based associations and institutions, 8 representatives from outside agencies and business associations, 12 city-county representatives, and 5 residents. While attendance dropped off after the first meeting, representation from the various stakeholders remained strong. Thirty-one people attended the final meeting in January 1999, with a breakdown in stakeholder representation that was similar to the first meeting.

This section concludes with a detailed account of the planning process, including public outreach efforts.

CATERING TO CITIZENS

Mayor Stephen Goldsmith developed the Catering to Citizens (CTC) program to help city agencies and organizations transform into flexible, service-oriented organizations that focus on meeting and exceeding customer



expectations. Community involvement strategies from the CTC program were used to improve the quality of the Lafayette Square area planning process.

The Division laid out several community involvement strategies that would ensure broad-based, educated, and timely participation. The Division of Planning then received approval from the Metropolitan Development Commission (MDC) on a proposed scope of services and on key stakeholders to invite.

MEETINGS & FOCUS GROUPS

The schedule of meetings and the topics of discussion were influenced by the priorities identified by the community. From feedback obtained through surveys and through the input of participants at the September 15, 1998, meeting, the planning process was structured around four main topics: economic development, crime prevention and the perception of crime, infrastructure and services, and urban design and beautification.

Economic Development

Economic development is the process of attracting businesses to an area, providing businesses with technical or other assistance to enable them to remain and be profitable, and finding new ways to use underutilized properties. Workforce development is another area of economic development which focuses on ways to attract, retain, and train qualified employees.

Crime Prevention & the Perception of Crime

Crime prevention refers to methods of reducing shoplifting, vandalism, burglary, etc. Auto theft and larceny are two primary issues that are addressed in the Lafayette Square Area Plan. Larceny is defined as the unlawful taking, carrying, leading, or riding away of property from the possession of another. The perception of crime can be defined as the way in which people

perceive an area as being safe or unsafe, whether or not such claims can be substantiated.

Infrastructure & Services

Infrastructure refers to public and quasi-public utilities and structures such as roads, bus shelters, and drainage. Community services, however, are often provided by private sector such as litter removal and median adoption.

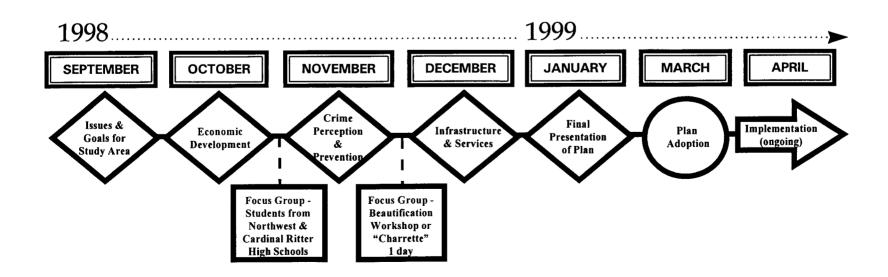
Urban Design & Beautification

Urban design is the "feel" or character of an area as shaped by the architecture, landscaping, signage, etc. For example, the character of Downtown Indianapolis, Broad Ripple and the Lafayette Square area, are different, in part, because of their unique urban design. Beautification is a component of urban design and generally refers to landscaping, statuary, or street furniture.

Strategies to improve urban design and to beautify the Lafayette Square area were generated through a day-long focus group which is called a design charrette.

The Department of Metropolitan Development also held a focus group in mid-November 1998, with students from Northwest and Cardinal Ritter High Schools. The focus group concentrated on the issues related to the high school age population which represents a significant portion of the consumer market – from fast food to fashion.

Figure 2. Timeline for Planning Process



BROAD-BASED PARTICIPATION

Mass Mailings

Property owners within the study area and on the outside perimeter of the study area received mailings for each of the meetings. The mailing list expanded to include people who attended the meetings, technical advisors, and representatives from area institutions and organizations such as Northwest and Cardinal Ritter High Schools, Westview Hospital, the Metropolitan Indianapolis Board of Realtors, the Lafayette Road Business Association, the Pike Township Residents Association, the Northwest Neighborhood Association Cooperative, and the Eagledale Neighborhood Association.

Surveys

Property owners within the study area and along the boundary of the study area were mailed either a business survey or a residential survey depending upon the use of their property. The Division of Planning included return envelopes in the mailings to make it easier for people to respond to the surveys. Surveys were also handed at large gatherings of the Pike Township Residents Association and the Lafayette Square Area Business Alliance in August 1998.

The Division of Planning distributed over two hundred business surveys and over two hundred residential surveys. Forty-one responses were returned by businesses and not-for-profit organizations.

Only thirteen responses were returned by the residential community. Only a few single family homes on Moller Road actually front the commercial area. The residential neighborhoods are buffered from the commercial area by apartment complexes on Moller Road and 38th Street, light industrial areas along Guion Road, and Interstate 65.

To ensure neighborhood organizations were involved in the process, staff telephoned each registered community leader to provide information on the planning process and on the initial community meeting in September. The neighborhood organizations received mailings on each upcoming meeting and sent representatives to most meetings.

While not statistically significant, the surveys did provide a starting off point for discussion at the September 15, 1998, meeting on issues and goals. The surveys provided a preliminary indication of the key areas of concern: economic development, crime prevention and the perception of crime, beautification and land use, and infrastructure and services. The September 15, 1998, community meeting was an opportunity for participants to confirm and elaborate on the survey results and an opportunity to raise additional issues.

Guest Speaking at Community Meetings

Local businesses, real estate brokers, and residents were provided information on the planning process at meetings of the Pike Township Residents Association, the Lafayette Square Area Business Alliance, and the Eagledale Neighborhood Association.

Public Meetings

To maximize business participation, meetings were held in the mornings. Business participation was particularly important given that a high percentage of



Photo 3. Meetings, focus groups, and workshops generated discussion and optimism.

property owners within the study area were businesses. Since retail, service, and restaurant establishments frequently have hours that can range from 10:00 a.m. to 10:00 p.m., community meeting that were held between 8:00 a.m. and 9:30 a.m. were more convenient for businesses.

Accommodations to the schedule were also made with the realization that business owners and tenants might not be able to attend each and every meeting. Meetings were structured around a single topic, such as economic development or crime prevention, in order to make it easier for business owners and tenants to attend a particular topic of interest.

Local High Schools

High school students were an integral part of the planning process since that age group is a target market for the retail and fast food industries. The Department of Metropolitan Development and the Indianapolis Chamber of Commerce met with students, administrators, and teachers to involve them in planning activities. Students participated in a focus group, responded to surveys, provided input at the November 20, 1998, meeting on crime prevention and the perception of crime, and discussed beautification issues at the charrette on December 4, 1998.

Design Charrette

The design charrette was a day-workshop on beautification, urban design, and land use. The firms of Simmons and Associates, Architectural Alliance, Claire Bennett Associates, and Kevin K. Parsons & Associates provided guidance in the development of streetscape and landscape design concepts for the Lafayette Square area.

Press Releases

The Department of Metropolitan Development issued press releases to local radio and television stations and to local newspapers.

A couple of the press releases were picked up by the local media. Television camera operators and reporters, and radio reporters made appearances at the September 15, 1998, meeting that focused on issues and goals and at the November 20, 1998, meeting that focused on crime prevention and the perception of crime.

The Indianapolis Chamber of Commerce assisted in publicizing information about the meetings. Several community meetings were advertised in the Indianapolis Business Journal.

Public Access Channel

Channel 16 (Public Access Channel) broadcasted the November 20, 1998, meeting on crime prevention and the perception of crime in the Lafayette Square area. The broadcast was an opportunity to publicize the reduction of some types of crime in the area and to generate discussion and comments on ways to further reduce criminal activity. The program was accessible to those people who have cable television.



Web Page

At various times throughout the planning process, the Division of Planning posted meeting information and frequently asked questions on the city's web site. The adopted plan will be available on the city's web site at http://www.indygov.org by the end of 1999.



- Business Attraction, Expansion, & Retention
- Reuse of Vacant Properties & Tenant Bays
- Workforce Development

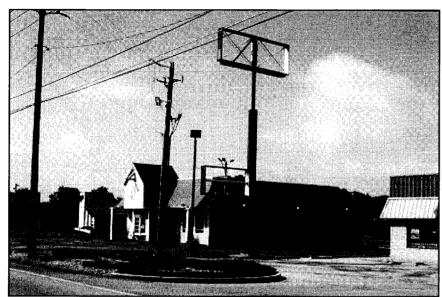


Photo 4. Business attraction and retention strategies aim to reduce the length of time buildings are vacant.

BUSINESS ATTRACTION & RETENTION

ISSUE:

The study area would benefit from attracting new business that complements the local, existing businesses.

GOAL:

To attract businesses that will enable the Lafayette Square Area to become more of a regional draw or destination.

SHORT TERM STRATEGY

Define an image for the area and market it as a mixed-use festive area by:

- Promoting the area in local newspapers and on radio and television stations.
- Creating a directory map that provides information on the area's various religious offerings and commercial, recreational, cultural attractions.
- Installing informational kiosks in public areas.
- Celebrating local ethnic festivals.
- Promoting a seasonal farmer's market and noontime concerts to draw shoppers to the area.
- Sponsoring a float in community parades such as the Indy 500 parade.

Benchmark

1 - 2 years. Promotional efforts would begin within the first two years. Other activities would be added in subsequent years. The activities, above, are listed in order of difficulty.

Partners

Area businesses, Westview Hospital, and YWCA

Lafayette Square Area Business Alliance (LSABA):

<u>Goals</u>

- Bring together business leaders who will generate solutions and commit resources to economic development issues affecting the Lafayette Square Area.
- Promote the area as a comfortable, convenient and economically stable place for businesses and customers alike.
- Provide networking opportunities for all area businesses.
- Collectively influence community projects.
- Disseminate information to area businesses.

The Lafayette Square Area Business Alliance is an extension of the Indianapolis Chamber of Commerce. Its participants include local area businesses and institutions such as the YWCA, high schools, and Westview Hospital. For more information, contact the Chamber at (317) 464-2200.

ISSUE:

The variety of goods and services is not consistent with the wide ranging demographics on the west side of Indianapolis.

GOAL:

To broaden the variety of goods and services offered to appeal to a larger market.

MEDIUM TERM STRATEGY

Conduct market analyses to determine the extent of the trade area, including information on demographics, consumer needs, and consumer demands.

Benchmark

2 - 5 years

Partners

Center for Urban Policy and the Environment, Indianapolis Economic Development Corporation, and real estate consultants

REUSE OF VACANT PROPERTIES & TENANT BAYS

ISSUE:

It would be beneficial to reduce the length of time properties and tenant bays remained vacant. Poor visibility and competition among retailers may make it difficult to find retail or commercial businesses to reuse vacant properties. Alternative land uses may be more complementary to existing business and more successful for property owners. It may also be possible to hasten the reuse of properties through financial or technical assistance.

GOAL:

To reduce the length of time it takes to find new owners or tenants for vacant properties.

SHORT TERM STRATEGY

Encourage mixed-use developments (high tech offices, upscale apartments, hotel, family entertainment) that complement existing retail uses in the area. Discourage single-use retail establishments.

Benchmark

1 - 2 years

Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Pike Township Residents Association, Northwest Neighborhood Association Cooperative, and Eagledale Neighborhood Association

MEDIUM TERM STRATEGY

Encourage businesses that qualify to apply for real and personal property tax abatements. Encourage the reuse of an existing facilities before considering developing a new facility. Identify potential brownfield sites and seek funding for Phase I and Phase II remediation efforts.

Benchmark

2 - 5 years. As an initial step, provide property owners who have vacant facilities with contact names and information that is useful to the reuse of property.

Partners

Indianapolis Economic Development Corporation and City of Indianapolis, Division of Economic Development

LONG TERM STRATEGY

Produce and distribute via fax, e-mail, website, etc. an area bulletin that lists information on all vacant properties. The bulletin should be distributed to all area businesses and other interested realtors. Prepare a promotional brochure (or information packet) highlighting the different features of the area. Conduct periodic meetings with the real estate brokers to exchange information on potential vacancies and new tenants. Introduce all potential tenants to successful tenants in the area.

Benchmark

5 - 10 years

Partners

Metropolitan Indianapolis Board of Realtors, local utilities (PSI, IPL, Indiana Gas, Citizens Gas, Ameritech, and IWC), and economic development agencies

WORKFORCE DEVELOPMENT

ISSUE:

Some businesses are having difficulty attracting quality workers for a variety of reasons including the small pool of qualified applicants in Indianapolis.

GOAL:

To find and attract quality workers.

MEDIUM TERM STRATEGY

Conduct quarterly job fairs. Link up with the existing school-towork programs at local high schools. Use the World Wide Web and other methods of marketing to attract new employees.

Career Exploration & Development at Northwest High School:

Freshman Year

Career Assessment

Speakers

Portfolio Development

Sophomore Year

Industry Tours

Labor Market & Career Planning

Workshops

Work Ethics Seminars

Junior Year

Same as Sophomore year plus:

- Job Shadowing
- Career Coaching
- Job Preparation Workshops

- Internships
- School-Based Enterprises

Senior Year

Same as Sophomore & Junior vears plus:

- Job Fairs
- Mentors
- Apprenticeships
- Cooperative Education
- School-Business Partnerships

For more information, contact the School-to-Work Coordinator at (317) 226-4001, ext. 5038.

| T

Benchmark

1 - 2 years

Partners

Indianapolis Private Industry Council, Northwest and Cardinal Ritter High Schools, and area businesses

ISSUE:

Some businesses are having difficulty retaining quality workers for a variety of reasons including a poor work ethic among some employees.

GOAL:

To retain quality workers and reduce employee turnover.

LONG TERM STRATEGY

Raise salaries for entry-level workers. Offer stock options and other forms of equity participation.

Benchmark

5 - 10 years

Partners

Indianapolis Private Industry Council and area businesses

ISSUE:

Some businesses would like assistance in preparing workers for employment and advancement.

GOAL:

To develop, sponsor, or coordinate programs with area institutions, businesses, or associations.

MEDIUM TERM STRATEGY

Prepare and distribute a list of organizations that provide training and placement services. Use job profiling and worker assessments to better match workers with jobs and to identify skill gaps; and use the knowledge of skill gaps to design education and training programs to close the gaps. Use the expertise of schools and community-based organizations in the area to assist with recruitment and to provide access to services and work-based, value-added training. Coordinate multiple services/service providers into a "one stop center", where people can access core employment services and related other services. Examples of services include:

- A preliminary assessment of skill levels, aptitudes, abilities, and support service needs.
- Career counseling.
- Information on the Lafayette Square area job vacancies, education, and training.
- Assistance filing claims for unemployment insurance, and evaluating eligibility for student financial aid.

Benchmark

2 - 5 years. Begin by preparing a list of organizations that provide training and placement services. Add additional services in subsequent years.

Partners

Indiana Department of Workforce Development and training centers (e.g. Ivy Tech, Training Inc.)

Indianapolis Private Industry Council (IPIC) Initiatives:

The IPIC was formed in 1983 to deliver direct workforce services to the local community.

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Targeted Industries

- Computer Science/Technology
- Finance/Insurance/Real Estate
- Health Care
- Hospitality/Retail
- Manufacturing
- Transportation

IPIC Initiatives

- The "Neighborhood Network" which will address employer skill short ages by reaching neighborhood residents who are not currently part of the workforce. It will create a model in which all available services relating to workforce, social, and medical needs are coordinated.
- The "Joblink Network" will focus on the need for entry-level workers in the manufacturing and technology fields (e.g. distribution and warehousing industries, hospital trades) and for a livable wage for trainees.
- The "Urban Employment Network" will be designed to promote continued coordination between multiple services/service providers in a common location, a "One-Stop Center."
- The "Welfare-to-Work Initiative" aims to integrate resources, systems, and services to reach the hardest-to-employ.
- The "Youth Employment Development Network" aims to serve the disadvantaged, hard-to-employ youth and young adults at the neighborhood level. Training and employment are for year-round, inschool, or summer.

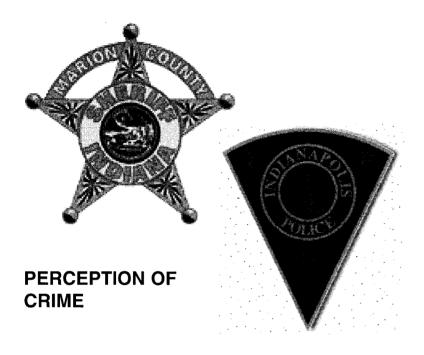
For more information, contact the IPIC at (317) 639-4441.



• Reducing the Perception of Crime

(among the General Public, Brokers & Realtors, and Print Journalism & Media Specialists)

- Crime Prevention
 Activities for Businesses
- Crime Prevention Measures for Consumers



ISSUE:

The perception that crime levels are high in the Lafayette Square area is detrimental to the retail environment.

GOAL:

To reduce the perception among the general public that there are more public safety issues in the Lafayette Square area than in other areas of Marion County.

SHORT TERM STRATEGY

Beautify the commercial-retail area annually. Organize a spring clean-up and plant flowers and trees. Work with local media to publicize events and thank supporters.

Benchmark

1 - 2 years

Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Pike Township Residents Association, Eagledale Neighborhood Association, Northwest Neighborhood Association Cooperative, City of Indianapolis, Keep Indianapolis Beautiful, and public and private schools on the Westside

MEDIUM TERM STRATEGY

Organize a public relations campaign aimed at improving the perception of the area. Recognize community leaders, youth, and the business community by publicizing events that portray "the community working together."

Benchmark

2 - 5 years

Help Fight Crime:

Crime Stoppers will pay up to \$1000 reward for anonymous information leading to a felony arrest. Call 262-TIPS.

Crime Stoppers of Central Indiana began in 1985 under the coordination of the Indianapolis Police Department and is administered by a private board of directors. Callers are guaranteed anonymity since callers' names are never asked for or taken down.

Through November, 1998, tips to Crime Stoppers of Central Indiana have led to the arrest of 1,317 felons and the recovery of over two million dollars in property. Rewards of more than \$212,000 have been paid. All reward funds are donated by its board of directors, aided by local business and concerned citizens. No tax dollars are used.



Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Prosecutor's Office, Indianapolis Police Department, Marion County Sheriff's Department, Lafayette Square and area businesses.

ISSUE:

The perception that crime levels are high in the Lafayette Square area is detrimental to business attraction efforts.

GOAL:

To reduce the perception among real estate brokers and economic development officials that there are more public safety issues in the Lafayette Square area than in other areas of Marion County.

SHORT TERM STRATEGY

Provide information on the Lafayette Square Area Plan. Notify responsible agencies of zoning and building code violations. Work with small businesses to repair storefronts and clean up litter.

Benchmark

1 - 2 years

Partners

City of Indianapolis, Department of Metropolitan Development, Division of Permits, Health and Hospital Corporation, Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, and area businesses

SHORT TERM STRATEGY

Share information about the Lafayette Square area to real estate brokers and developers that can be passed onto their clients (i.e. growth of sales and area clean ups). Announce area clean-ups and landscape enhancements on the local "community calendars."

Benchmark

1 - 2 years. Begin to mail out information within the first two years. Repeat this process quarterly or annually.

Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Metropolitan Indianapolis Board of Realtors, Keep Indianapolis Beautiful, and area businesses

MEDIUM TERM STRATEGY

Identify sites that may be susceptible to criminal activities. Develop criteria to evaluate and prioritize the sites by degree of need. Replace landscaping and structures that obscure visibility with alternative landscaping and structures that provide adequate visibility, consistent with city regulations.

Benchmark

2 - 5 years

Keep Indianapolis Beautiful:

Founded in 1976 as the Indianapolis Clean City Committee, Keep Indianapolis Beautiful is a private, not-for-profit organization under the 501 (c)(3) code of the Internal Revenue Service. The organization is dedicated to promoting a positive, lasting impact on the visual and physical environment of the Indianapolis area. Through active participation with businesses, neighborhoods, schools, and government, Keep Indianapolis Beautiful educates youth, promotes recycling, beautifies the community, and fosters pride in the city. For more information, call (317) 264-7565.

Partners

Indianapolis Chamber of Commerce/Lafayette Square Business Alliance, Metropolitan Indianapolis Board of Realtors, and area businesses

LONG TERM STRATEGY

Turn a vacant lot into a park, playground, playing fields or community garden.

Benchmark

5 - 10 years

Partners

City of Indianapolis, IndyParks, Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Keep Indianapolis Beautiful, Marion County Extension Service, Pike Township Residents Association, Northwest Neighborhood Association Cooperative, the Eagledale Neighborhood Association, and area businesses and residents

ISSUE:

The perception that crime levels are high in the Lafayette Square area is detrimental to public relations.

GOAL:

To reduce the perception among people in the print journalism and media industries that there are more public safety issues in the Lafayette Square area than in other areas of Marion County.

MEDIUM TERM STRATEGY

Create a positive media image for the Lafayette Square area. Periodically write editorials, meet with editorial boards, and talk to reporters. Take steps to correct inaccurate reports by providing reporters with accurate information and requesting retractions of inaccurate statements.

Benchmark

2 - 5 years

Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Metropolitan Indianapolis Board of Realtors, Pike Township Residents Association, Eagledale Neighborhood Association, and Northwest Neighborhood Association Cooperative

LONG TERM STRATEGY

Partner with area schools to incorporate community activities in their curriculum. Sponsor an annual writing contest that reflects a positive image of the area.

Benchmark

5 - 10 years

Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, public and private schools on the Westside

ISSUE:

Statistics suggest that criminal activity is lower than previous years. However, larceny and auto theft continues to be problematic. Criminal activity could be reduced further.

GOAL:

To minimize the opportunity for criminal activities, particularly auto theft and larceny.

SHORT TERM STRATEGY

Educate the public on the benefits of Indiana Anti-Car Theft Committee (I-ACT). This program distributes free stickers for cars and encourages the public to call 1-800-AUTO-TIP when they have knowledge of a stolen vehicle. Provide informational brochures and stickers at the mall about I-ACT and other crime watch programs.

Benchmark

1 - 2 years

Partners

Indiana Anti-Car Theft Committee (I-ACT), Indianapolis Police Department, Marion County Sheriff's Department, and Lafayette Square

SHORT TERM STRATEGY

Institute a Business Watch program which establishes links among businesses as well as improves communication between the business community and the police. This program helps reduce shoplifting, theft, burglaries, purse snatching, drug dealing, and vandalism.

Benchmark

1 - 2 years

Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Prosecutor's Office, Indianapolis Police Department, Marion County Sheriff's Department, and area businesses

Indiana Anti-Car Theft Committee (I-ACT):

Call 1-800-AUTO-TIP and receive up to \$5,000 reward for tips on stolen cars.

The mission of I-ACT is to stop vehicle theft related crime. I-ACT is a not-for-profit coalition of insurance companies, the National Insurance Crime Bureau, law enforcement agencies, legislatures, prosecutors, and other related groups.

I-ACT Results

- Recovered over 300 stolen vehicles.
- Value of recovered vehicles over \$1,750,000.
- Reward money paid to Indiana Citizens over \$25,000.
- Theft arrest 55 persons

To learn more about the Indiana Anti-Car Theft Committee or about how you can get involved, contact Jim Rink at (317) 692-7799.

ISSUE:

Lack of coordinated effort among businesses, law enforcement and the neighborhoods to reduce crime and share crime prevention strategies.

GOAL:

To improve communication among the neighborhoods, law enforcement, and the business community to enhance the awareness of crime prevention efforts and to work together to reduce criminal activity.

SHORT TERM STRATEGY

Develop a Business Watch program and partner with law enforcement officials. Coordinate crime prevention activities among businesses to maximize coverage of the study area. Create a uniform report for businesses to complete when a crime occurs so that the report can be shared with other businesses. Appoint block captains or a safety committee that is responsible for collecting the reports and sharing the information with other businesses.

Benchmark

1 - 2 years

Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Prosecutor's Office, Indianapolis Police Department, Marion County Sheriff's Department, and area businesses

SHORT TERM STRATEGY

Collect and analyze information on criminal activity regularly. Target areas that experience higher levels of crime. Increase visibility within the area as needed.

Benchmark

1 - 2 years

Partners

Indianapolis Police Department and Marion County Sheriff's Department

MEDIUM TERM STRATEGY

Encourage businesses to hold lunch-time crime and drug prevention seminars. Inform their employees who work the night shift of safety procedures.

Benchmark

2 - 5 years

Suggestions for Eliminating Graffiti:

- Use floodlights to illuminate bare, isolated walls.
- Establish a public canvas for youths to express their creativity.
- Establish a Graffiti Nuisance Ordinance that will fine property owners
 if graffiti is not removed within a reasonable length of time.
- Break the graffiti cycle by instituting a persistent "paint-out"/removal
 of graffiti as soon as possible. To be successful, graffiti needs to be
 removed within 48 72 hours.
- Paint over graffiti with dark colors to minimize repeat offense.
- Use baking soda and high pressure water to remove graffiti from natural brick, stone, or unpainted surfaces.
- Use landscaping to cover bare walls to reduce graffiti.

For additional information, contact Keep Indianapolis Beautiful at (317) 264-7555.

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Partners

Prosecutor's Office, Indianapolis Police Department, Marion County Sheriff's Department, and area businesses

ISSUE:

Graffiti affects the physical area and social order of the community.

GOAL:

To reduce the amount and frequency of graffiti by combining the efforts of the business community and law enforcement.

MEDIUM TERM STRATEGY

Adopt a "zero tolerance" policy among area businesses. Organize watch/adopt groups that will monitor the area, report new incidents of graffiti to law enforcement, and remove graffiti.

Benchmark

1 - 2 years

Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Indianapolis Police Department, Marion County Sheriff's Department, Keep Indianapolis Beautiful, City of Indianapolis, "Graffiti Busters", and area businesses

Recommended Plants for Roadway Medians:

Perennials and Ground CoverShrubsGoutweedArnold Dwarf ForsythiaDaylilliesBarberryBugleweedPotentillaHouttuyniaGro-Low Fragrant SumacTickseedMeidiland Rose- Pearl, White, AlbaSedumor Red

Coneflower Brilliant Red Chokeberry

Russian Sage Butterfly Bush
Whitecreeper Emerald Mound Honeysuckle

Black Eyed Susan
Blanket Flower Trees

Ornamental Grass

Fox Red Curly Sedge Blue Lyme Blue Oat

Morning Light Maiden

Zebra Switch

Golden Pendant Hair Elijah Blue Fescue

Maiden

Purple Maiden Ebony Knight Mondo Dwarf Fountain Trees for medians depend upon a number of factors including the length and width of the median, the proximity to an intersection, and the availability of water.

Concrete medians may be adopted as well. Potted plants may be placed on medians with

permission.

For information on the guidelines and policies for Mayor's Adopt-A-Median Program, contact the Department of Public Works at (317) 327-8391.

ISSUE:

The exterior appearance and infrastructure of the study area may foster criminal activity.

GOAL:

To ensure that the physical environment enhances crime prevention efforts in the study area (e.g. lighting, landscaping, building conditions).

SHORT TERM STRATEGY

Coordinate color schemes, potted plants and signage to enhance the appearance of the area. Encourage businesses to install pedestrian lighting to enhance a pedestrian-friendly environment. Business can beautify the area and advertise their businesses by adopting a median. (see the section on Infrastructure & Services for more information)

Benchmark

1 - 2 years

Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Metropolitan Indianapolis Board of Realtors, Keep Indianapolis Beautiful, City of Indianapolis, Department of Public Works, and area businesses

MEDIUM TERM STRATEGY

Host open houses to lease vacant space within the area. Repair broken windows and eliminate overgrown weeds on properties. Consider adding landscaping or selling off under-utilized parking areas for reuse. This will break up the look of a "concrete jungle." Explore enhancing the rear or eastern side of the Lafayette Square mall along I-65.

Benchmark

2 - 5 years

Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Metropolitan Indianapolis Board of Realtors, real estate brokers, and area businesses

CRIME PREVENTION MEASURES FOR CONSUMERS

ISSUE:

It is important to keep consumers informed of ways safeguard themselves, their children, and their property.

GOAL:

To educate youth and adult consumers on ways in which they can reduce their chances of being exposed to crime.

SHORT TERM STRATEGY

Invite Indianapolis Police Department, Marion County Sheriff's Department, schools, businesses, and neighborhood associations to public meetings to exchange information on crime prevention and the cost of crime on communities.

Benchmark

1 - 2 years

Partners

Prosecutor's Office, Indianapolis Police Department, Marion County Sheriff's Department, Pike Township Residents Association, Northwest Neighborhood Association Cooperative, and Eagledale Neighborhood Association

MEDIUM TERM STRATEGY

Develop public safety announcements geared towards children, especially around the holidays. Install monitors in the Lafayette Square mall food court and run public service announcements that show customers how to stay safe. Sponsor a crime and drug

prevention fair at Lafayette Square. Display crime prevention posters and pamphlets in information kiosks at the mall and local businesses

Benchmark

2 - 5 years

Partners

Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Prosecutor's Office, Indianapolis Police Department, Marion County Sheriff's Department, Lafayette Square, and area businesses

Safety Programs offered through the Marion County Sheriff's Department

Crime Prevention Programs for Businesses & Neighborhoods
Neighborhood Crime Watch
Business Watch
Senior Watch
White Collar Crimes
Rape Prevention Tips
Gangs
Car Jacking Robbery
Credit Card Fraud
Holiday Safety
Travel Safety

Home Security Tips

Citizen Academy

Crime Prevention Programs for Youth
McGruff, Personal Safety
Drug Awareness
Gang Safety
Lunch with a Deputy
Officer Friendly
Stranger Danger
Turn Off The Violence
9-1-1
Seat Belt Safety
School Bus Safety

Seat Belt Safety School Bus Safety Halloween Safety Home Alone Bears on Patrol Bicycle Regulation

For more information on these programs, please contact the Crime Prevention Unit at (317) 231-8111.

ISSUE:

The youth could be more effectively involved in the discussions of crime prevention and could benefit from additional recreational programs.

GOAL:

To find recreational and social alternatives for youth that are safe and affordable. Also, to find ways to include youth in future discussions on crime prevention.

LONG TERM STRATEGY

Develop partnerships with the agencies and associations listed below, to sponsor recreational programs for young people in the community. Establish a community center for this area. Invite youth groups to public meetings to involve them in crime prevention.

Benchmark

5 - 10 years

Partners

City of Indianapolis, Indianapolis Police Department, Marion County Sheriff's Department, area businesses, Pike Township Residents Association, Northwest Neighborhood Association Cooperative, Eagledale Neighborhood Association, public and private schools on the Westside, YWCA and the Crooked Creek Multi-Service Center



- Roadways & Traffic
- Litter
- Drainage
- Bus Service & Walkways
- Landscaping in Rights-of-Way



Photo 5. Traffic is busy along the major roadways. The vehicles, pictured, are headed westbound on 38th Street.

ROADWAYS & TRAFFIC

ISSUE:

The roads throughout the Lafayette Square area are heavily traveled and often congested making it difficult for motorists to move efficiently through the area and between shopping centers. Physical barriers between parking lots prevent vehicles from accessing adjacent businesses, stores and restaurants.

GOAL:

To make changes that enable traffic to flow more smoothly through the area. To encourage existing businesses to integrate their parking areas and access drives and to require new development to be designed as integrated centers.

SHORT TERM STRATEGY

Improve vehicular traffic by synchronizing traffic signals.

Benchmark

1 - 2 years

Partners

City of Indianapolis, Department of Capital Asset Management and Department of Metropolitan Development

SHORT TERM STRATEGY

Monitor speeds of vehicles traveling through the Lafayette Square study area and limit or control the speed of traffic as needed.

Benchmark

1 - 2 years

Partners

Indianapolis Police Department

Locations Recommended for Further Analysis of Traffic Flow and Safety:

Minimize Congestion

- Turn lane suggested for Lafayette Road, onto Pike Plaza Road.
- Left turn arrow suggested at the entrance to the Lafayette Square mail
- Left turn arrow suggested at Lafayette Road and Georgetown Road.
- Intersection solicitation could be discouraged (impedes flow of traffic) at Lafayette Road and 38th Street.

Reduce the Speed of Traffic

The speed of traffic could be monitored on Georgetown Road.

Improve Egress from Shopping Centers

Access onto 38th Street, from the shopping centers, could be improved.

MEDIUM TERM STRATEGY

Add left turn lanes with ample stacking capabilities, install left turn arrows, and widen roads as needed.

Benchmark

 $\overline{2}$ - 5 years

Partners

City of Indianapolis, Department of Capital Asset Management and Department of Metropolitan Development

LONG TERM STRATEGY

Clearly mark vehicular routes inside parking lots, and talk to property owners about integrating shopping centers that currently restrict pass-through traffic, requiring shoppers to access the busier thoroughfares.

Benchmark

2 - 5 years

Partners

Area businesses

Planned Road Improvements:

- Traffic signals synchronized on 38th Street between I-65 and I-465.
 (Spring 1999)
- Traffic signals synchronized on Lafayette Road between 34th Street and I-65 (Spring 1999)
- Pavement replaced on 38th Street between I-65 and I-465 (Year 2001)
- Number of lanes on I-65 increased from 4 to 6 lanes from 38th Street to I-465. (Spring through Fall 1999)

For more information on city roads, contact the Department of Capital Asset Management at (317) 327-4700. For information on Interstate projects, contact the Indiana Department of Transportation, Transportation Planning Division at (317) 232-5473.

LITTER

ISSUE:

Litter is a problem that is completely preventable. Area residents, employees, businesses and local enforcement can work together to successfully tackle the litter problem in the Lafayette Square study area.

GOAL:

To reduce the amount of litter.

SHORT TERM STRATEGY

Encourage regular sweeping of the streets and parking lots. Position garbage cans at bus stops, throughout parking lots and at the entrances of businesses, restaurants and stores.

Benchmark

1 - 2 years

Partners

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Property owners, City of Indianapolis, Department of Capital Asset Management, Keep Indianapolis Beautiful, and Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance

MEDIUM TERM STRATEGY

Use signs as part of an anti-litter campaign as well as tickets/fines to minimize litter in the Lafayette Square study area.

Benchmark

1 - 2 years

Partners

Area businesses, Keep Indianapolis Beautiful, Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance, Indianapolis Police Department, and City of Indianapolis, Office of Corporation Counsel

MEDIUM TERM STRATEGY

Organize a street or block watch/adopt group that will identify problem areas and regularly pick up litter.

Benchmark

2 - 5 years

Partners

Area businesses, Keep Indianapolis Beautiful, and Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance

DRAINAGE

ISSUE:

Although drainage is not a serious problem in the Lafayette Square area, a few areas experience ponding when there is heavy rain.

GOAL:

To reduce or eliminate drainage problems.

SHORT TERM STRATEGY

Encourage regular cleaning of storm sewers and street (parking lot) sweeping to improve drainage of roads and parking lots.

Benchmark

1 - 2 years

Partners

Area businesses, City of Indianapolis, Department of Capital Asset Management, and Indianapolis Chamber of Commerce/Lafayette Square Area Business Alliance

MEDIUM TERM STRATEGY

Increase the size of the grates in the roads and parking lots to allow faster drainage of surface water.

Benchmark

2 - 5 years

Partners

City of Indianapolis, Department of Capital Asset Management and area businesses

LONG TERM STRATEGY

Replace surplus parking areas with a grassy or landscaped detention/retention areas to collect and filter large amounts of rainwater.

Benchmark

5 - 10 years

Partners

Area businesses and City of Indianapolis, Department of Capital Asset Management

Locations Recommended For Further Analysis of Drainage:

- 47th Street and Georgetown Road.
- 37th Street and Lafayette Road.
- The apartments south of 47th Street.

BUS SERVICE AND WALKWAYS



Figure 6. The study area's only bus shelter, in front of the Lafayette Square mall.

ISSUE:

Movement in and around the Lafayette Square study area is extremely challenging for pedestrians especially for the elderly, children and people with disabilities.

GOAL:

To address bus service, bus shelters, and pedestrian access to the study area.

SHORT TERM STRATEGY

Increase the bus service area, number of stops and frequency of service in the Lafayette Square study area.

Benchmark

1 - 2 years

Partners

City of Indianapolis, Office of Mobility Management

MEDIUM TERM STRATEGY

Expand and improve the condition of the current bus shelter and add bus shelters where appropriate.

Benchmark

2 - 5 years

Partners

City of Indianapolis, Office of Mobility Management

LONG TERM STRATEGY

Encourage the construction of paved walkways in connection with roadway improvements. Install paved walkways to link bus stops/shelters, stores, offices, restaurants, and neighborhoods.

Benchmark

6 - 10 years

Suggestions for Further Analyses:

- Relocate the bus stop at 38th Street and Lafayette Road to a safer location.
- Add bus stops along 38th Street.
- Extend bus service on 38th Street, west of Georgetown Road.
- Pave walkways between Commercial Drive and Lafayette Road, along Moller Road, and along Pike Plaza.
- Install a larger bus shelter at the Lafayette Square mall.

Partners

Area businesses, Indianapolis Chamber of Commerce/ Lafayette Square Area Business Alliance, and City of Indianapolis, Department of Capital Asset Management

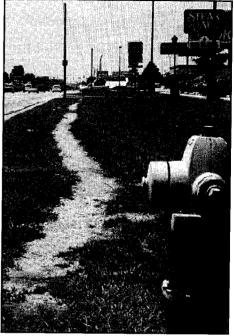


Figure 7. Foot path is evidence that a paved walkway is needed along 38th Street.

Bus Route Planning:

- Bus routes, stops, and shelters can only be added or removed with significant comment from the public.
- Office of Mobility Management and Transit Advisory Council plan to review the routes around Lafayette Square in 1999 to better serve the area and maximize the efficiency of the routes.

For more information, contact the Office of Mobility Management at (317) 327-7543.

LANDSCAPING IN RIGHTS-OF-WAY

ISSUE:

The Lafayette Square area lacks a strong identity.

GOAL:

To enhance the identity of the the Lafayette Square area by coordinating landscaping in the flower beds and planters of adopted medians and rights-of-way.

SHORT TERM STRATEGY

Encourage local stores, restaurants, and offices to participate in the Mayor's Adopt-A-Median Program. Develop a system for coordinating and communicating seasonal planting arrangements.

Benchmark

1 - 2 years

Partners

City of Indianapolis,
Department of
Public Works,
Indianapolis
Chamber of
Commerce/Lafayette
Square Area
Business Alliance,
and Keep
Indianapolis
Beautiful

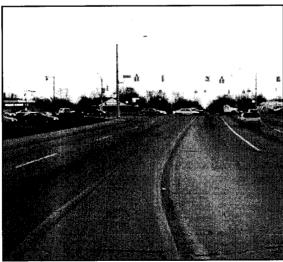


Figure 3. Concrete median in center of Lafavette Road.

Mayor's Adopt-A-Medan Program:

Guidelines and Policy

- All materials and labor necessary for the improvement and maintenance of the adopted median(s) will be supplied by the Adopter.
- The Adopter agrees to cut the grass on a regular basis, keeping the grass under a maximum height of five (5) inches.
- Adopters should check their median(s) weekly for weeds, trash, litter, and unauthorized signs placed on the median(s).
- Median adoption is open to all businesses, organizations, groups, and individuals that do not promote violence or hatred to others.
- The City of Indianapolis DPW reserves the right to place no more than two signs of the current design in a location visible from the street stating who the median has been adopted by.
- The City of Indianapolis DPW reserves the right to edit and change the adopter's proposed sign content that may be offensive to others (i.e. logo, symbol, verbiage).
- The City of Indianapolis DPW will manufacture and install signs at no cost to the adopter.
- An agreement will be signed between the City of Indianapolis DPW and the adopter for a period of one (1) year unless otherwise agreed upon by both parties.
- The City of Indianapolis DPW will monitor the condition of the medians. Adopters found not keeping with the signed agreement may lose their contracts and median(s).
- The City of Indianapolis DPW will manufacture and install signs at no cost to the adopter.

For more information, contact the Department of Public Works at (317) 327-8391.



- Short Term Strategies
- Medium Term Strategies
- Long Term Strategies

Acronyms: The acronyms in the Responsible Partners column refer to: City of Indianapolis, Department of Capital Asset DCAM -Management City of Indianapolis, Department of Metropolitan DMD -Development City of Indianapolis, Department of Public Works DPW -Indianapolis Police Department IPD -Lafayette Square Area Business Alliance LSABA -Metropolitan Indianapolis Board of Realtors MIBOR -Northwest Neighborhood Association Cooperative NNAC -PTRA -Pike Township Residents Association

IMPLEMENTATION SCHEDULE	RESPONSIBLE PARTNERS	COMMENTS
SHORT TERM STRATEGIES (1 - 2 YEARS)		
Business Attraction & Retention		
Define an image for the area and market it as a mixed-use festive area.	Area businesses, Westview Hospital, and YWCA	Actions include promoting the area and creating a directory map featuring area attractions.
Reuse of Vacant Properties & Tenant Bays		
Encourage mixed-use developments that complement existing retail uses in the area.	LSABA, PTRA, NNAC, and the Eagledale Neighborhood Association	Discourage new development of single-use retail establishments.
Perception of Crime		
Beautify the commercial-retail area annually.	LSABA, PTRA, NNAC, Eagledale Neighborhood Association, Keep Indianapolis Beautiful, City of Indianapolis, and public and private schools	Organize clean-up and publicize the event in real estate publications, the Indianapolis Business Journal, and in the general media.
Provide information on the Lafayette Square Area Plan. Notify responsible agencies of zoning and building code violations, work with small businesses to maintain property.	City of Indianapolis (DMD, Division of Permits), Health and Hospital Corporation, LSABA, and area businesses	
Share information about the Lafayette Square area to real estate brokers and developers that can be passed onto their clients.	LSABA, MIBOR, Keep Indianapolis Beautiful, and area businesses.	Also announce areas clean-ups and landscape enhancements on the local community calendars.
Crime Prevention Activities for Businesses		
Educate the public on the benefits of the Indiana Anti-Car Theft Committee.	Indiana Anti-Car Theft Committee, IPD, Marion County Sheriff's Department, and Lafayette Square	Distribute or make available to the public informational brochures and stickers.
Institute the Business Watch program which helps reduce crimes such as shoplifting, theft, purse snatching, burglaries, drug dealing, and vandalism.	LSABA, Prosecutor's Office, IPD, Marion County Sheriff's Department, Lafayette Square, and area businesses	
Collect and analyze information on criminal activity and target areas that experience higher levels of crime.	IPD and the Marion County Sheriff 's Department	Increase visibility as needed.
Coordinate color schemes, potted plants, and signage to enhance the appearance of the area.	LSABA, MIBOR, Keep Indianapolis Beautiful, City of Indianapolis (DPW), and area businesses	Promote pedestrian-friendly improvements.
Crime Prevention Measures for Consumers		
Invite law enforcement, schools, businesses, and neighborhood associations to public meetings to exchange information on crime prevention and the costs of crime.	Prosecutor's Office, IPD, Marion County Sheriff's Department, PTRA, NNAC, and the Eagledale Neighborhood Association	

IMPLEMENTATION SCHEDULE	RESPONSIBLE PARTNERS	COMMENTS
Roadways & Traffic		
Improve vehicular traffic flow by synchronizing traffic signals.	City of Indianapolis (DCAM, DMD)	
Monitor speeds of vehicles traveling through the Lafayette Square study area.	IPD	As needed.
Litter		
Encourage regular sweeping of the streets and parking lots. Position garbage cans at bus stops, throughout parking lots and at the entrances of businesses, restaurants, and stores.	Area businesses, City of Indianapolis (DCAM), Keep Indianapolis Beautiful, and LSABA	
Drainage		
Encourage regular cleaning of storm sewers and street (parking lot) sweeping to improve drainage of roads and parking lots.	LSABA, area businesses, and the City of Indianapolis (DCAM)	
Bus Service & Walkways		
Increase the bus service area, number of stops, and frequency of service in the Lafayette Square area.	City of Indianapolis (Office of Mobility Management)	
Landscaping in Rights-of-Way		
Encourage local stores, restaurants, and offices to participate in the Mayor 's Adopt-A-Median Program.	City of Indianapolis (DPW), LSABA, Keep Indianapolis Beautiful	Develop a system for coordinating and communicating seasonal planting arrangements.

IMPLEMENTATION SCHEDULE	RESPONSIBLE PARTNERS	COMMENTS
MEDIUM TERM STRATEGIES (2 - 5 YEARS)		
Business Attraction & Retention	(2011년), 1972년 - 1일, 영구에 대한 1927년 (1935년 1934년) (1934년 <u>7일</u> (1944년 1947년) (1945년 1947년	
Conduct market analyses to determine the extent of the trade area.	Center for Urban Policy and the Environment, Indianapolis Economic Development Corporation, and real estate consultants	Include information on demographics, consume needs, and consumer demands.
Reuse of Vacant Properties & Tenant Bays		
Encourage qualified businesses to apply for real and personal property tax abatements. Encourage the reuse of existing facilities. Identify brownfield sites and seek funding remediation.	Indianapolis Economic Development Corporation, City of Indianapolis (Division of Economic Development)	Provide property owners who have vacant facilities with contact names and information that is useful to the reuse of property.
Workforce Development		
Conduct quarterly job fairs. Link up with the existing school-to-work programs at local high schools.	Indianapolis Private Industry Council, Northwest and Cardinal Ritter High Schools, and area businesses	
Prepare and distribute a list of organizations that provide training and placement services. Match workers with jobs and identify skill gaps. Coordinate multiple services/service providers into a "one stop center."	Indiana Department of Workforce Development and training centers	Begin by preparing a list of organizations that provide training and placement services.
Perception of Crime		
Organize a public relations campaign aimed at improving the perception of the area.	LSABA, Prosecutor's Office, IPD, Marion County Sheriff's Department, Lafayette Square, and area businesses, PTRA, NNAC, and the Eagledale Neighborhood Association	Publicize events that portray the community working together, meet with reporters, and correct inaccurate media reports.
Identify sites that may be susceptible to criminal activities, prioritize the sites by the degree to which corrective action is needed, and take corrective action.	LSABA, MIBOR, and area businesses	Replace landscaping and structures that obscure visibility with alternative landscaping and structures, consistent with city regulations.
Crime Prevention Activities for Businesses		
Encourage businesses to hold lunch-time crime and drug prevention seminars for employees.	Prosecutor's Office, Indianapolis Police Department, Marion County Sheriff's Department, and area businesses	

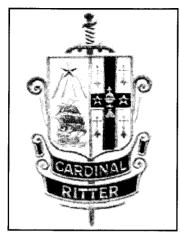
IMPLEMENTATION SCHEDULE	RESPONSIBLE PARTNERS	COMMENTS
Adopt a "zero tolerance" policy among area businesses. Organize watch/adopt groups that will monitor the area, report new incidents of graffiti to law enforcement, and remove graffiti.	LSABA, IPD, Marion County Sheriff's Department, Keep Indianapolis Beautiful, City of Indianapolis ("Graffiti Busters"), and area businesses	
Host open houses to lease vacant space. Explore enhancing the rear or eastern side of the Lafayette Square mall along 1-65	LSABA, MIBOR, real estate brokers, and area businesses	Additional activities would include repairing the exterior of buildings, adding landscaping, and reusing underutilized parking areas.
Crime Prevention Activities for Consumers		
Develop public safety announcements, sponsor a drug and crime prevention fair, and make information on crime prevention available to the public.	LSABA, Prosecutor's Office, IPD, Marion County Sheriff's Department, Lafayette Square, and area businesses	
Roadways & Traffic		
Add left turn lanes with ample stacking capabilities, install left turn arrows, and widen roads as needed.	City of Indianapolis (DCAM, DMD)	
Litter		
Use signs, as part of an anti-litter public relations campaign, as well as tickets/fines to minimize litter in the Lafayette Square area.	Area businesses, Keep Indianapolis Beautiful, LSABA, IPD, City of Indianapolis (Office of Corporation Counsel)	
Organize a street or block watch/adopt group that will identify problem areas and regularly pick up litter.	Property owners, Keep Indianapolis Beautiful, LSABA	
Drainage		
Increase the size of the grates in the roads and parking lots to allow faster drainage of surface water.	City of Indianapolis (DCAM) and area businesses	
Bus Service & Walkways		
Expand and improve the condition of the current bus shelter and add bus shelters where appropriate.	City of Indianapolis (Office of Mobility Management)	

IMPLEMENTATION SCHEDULE	RESPONSIBLE PARTNERS	COMMENTS
LONG TERM STRATEGIES		
Reuse of Vacant Properties & Tenant Bays		
Distribute a bulletin on all vacant properties. Prepare an information packet highlighting the different features of the area. Meet with brokers. Introduce potential tenants to successful tenants in the area.	MIBOR, local utilities (PSI, IPL, Indiana Gas, Citizens Gas, Ameritech, and IWC) and economic development agencies	
Workforce Development		
Raise salaries for entry-level workers. Offer stock options and other forms of equity participation.	Indianapolis Private Industry Council and area businesses	
Perception of Crime		
Turn a vacant lot into a park, playground, playing fields, or community garden.	City of Indianapolis, IndyParks, LSABA, Keep Indianapolis Beautiful, Marion County Extension Service, PTRA, NNAC, Eagledale Neighborhood Association, and area businesses and residents	
Partner with area schools to incorporate community activities in their curriculum. Sponsor an annual writing contest that reflects a positive image of the area.	LSABA and public and private schools on the Westside	
Crime Prevention Activities for Consumers		
Sponsor recreational programs for young people in the community. Establish a community center for the area.	City of Indianapolis, IPD, Marion County Sheriff's Department, Lafayette Square and other businesses, PTRA, NNAC, the Eagledale Neighborhood Association, public and private schools on the Westside, YWCA, and the Crooked Creek Multi-Service Center	Action should begin early. In the short term, youth should be actively involved in the initial discussions on crime prevention.
Roadways & Traffic		
Clearly mark vehicular routes inside parking lots and talk to property owners about integrating shopping centers that current restrict pass-through traffic, requiring shoppers to access the busier thoroughfares.	Area businesses	

IMPLEMENTATION SCHEDULE	RESPONSIBLE PARTNERS	COMMENTS
Drainage		
Replace surplus parking areas with grassy or landscaped detention/retention areas to collect and filter large amounts of rainwater.	Area businesses and City of Indianapolis (DCAM)	
Bus Service & Walkways		
Encourage the construction of paved walkways in connection with roadway improvements. Install paved walkways to link bus stops/shelters, stores, offices, restaurants, and neighborhoods.	Area businesses, LSABA, City of Indianapolis (DCAM)	



- Focus Group Results
- Future Directions





FOCUS GROUP RESULTS

In addition to the public meetings that looked at specific topics, a meeting was held that targeted the youth. Teen-agers, often do not participate in planning efforts, yet they form a significant portion of the consumer market for an area such as the Lafayette Square Area.

The youth meeting was held on November 17, 1998 at Northwest High School and included 14 students from both Northwest High School and Cardinal Ritter High School. These are the high schools closest to the study area.

ADVANTAGES OF THE LAFAYETTE SQUARE AREA

The students reported several strengths of the study area including:

- The area is convenient to where they live.
- The students felt safe in the area.
- They are attracted to the area because they are likely to see

their friends and other young people there.

- Interior remodeling of the mall is positive.
- The movie theaters are an attraction to them.

RECOMMENDED IMPROVEMENTS

Students were asked about their general impressions of the Lafayette Square area. The students' responses were similar to the comments made at the other public meetings. Below are some of the observations:

- Many side streets are in poor condition.
- There is a desire for a wider selection stores, including more "up-scale" stores such as Abercrombie & Fitch, Banana Republic, Contempo, 5-7-9, The Gap, and The Limited.
- The quality of the merchandise in some stores is not as high as in the same stores elsewhere in the city.

Focus Group Profile:

14 students

Juniors and Seniors from Cardinal Ritter and Northwest High Schools. There were approximately twice as many Caucasians as African Americans.

100% Have a driver's license.

100% Travel to the Lafayette Square area by car.

100% Have shopped in the Lafayette Square area in the last six months.

83% Have shopped in the Lafayette Square area in the last month.

83% Felt safe in the Lafayette Square area.

43% Are employed.

36% Have worked in the Lafayette Square area.

One student had been a victim of crime in the area.

Other popular shopping destinations are Circle Centre/Downtown (82%) and Speedway (67%).

- The selection of sit-down restaurants is limited.
- ◆ The general level of exterior maintenance is poor. Vacant properties are often littered with trash and overgrown with weeds. Landscaping is often poorly maintained or is missing altogether. Footpaths have been worn into the grass along the streets where sidewalks do not exist. Building exteriors are worn or dated.
- The students did not like the heavy amount or the recklessness of the traffic in the area.
- There are few places where teens are welcome to "hang out."
- Teens are often not taken seriously by retailers or retail staff.

The youth felt safer in the area than many older people do. The teen-agers do not perceive each other as a threat, but they do think that many older people perceive them that way. The youth also suggested that racial stereotypes make some people uncomfortable with the area.

FUTURE DIRECTIONS

Many of the students went on to attend other meetings in the planning process. Students from both schools attended the general meeting that focused on crime prevention and a number of students from Cardinal Ritter attended the design charrette.

The input of the students was valuable for its insight and candor. The plan is strengthened by including this often over-looked, but economically important group in the planning process.

Plans are underway for more structured and visible youth input in other decision-making arenas. A youth council is proposed that would comprise of eighteen students from six high schools on the Westside, three students from each high school. The council would provide an important point of contact with the business community, the Indianapolis Police Department, and the Marion County Sheriff's Department. It would enable youth to have a formal role in community planning and programming.



- Background
- Visual Character
- Gateways
- Intersections
- The "Doughnut Hole"
- Charrette Drawings





Photo 8. A feature that can attract customers and enhance community relations is well-maintained landscaping.

BACKGROUND

A charrette is an intensive design and planning effort to study a situation and then generate a variety of design solutions within a short space of time. A design charrette was held for the Lafayette Square Area to look at ways to foster a positive identity and image for the area and to suggest alternatives for a particular underutilized portion of the study area.

The charrette was held December 4, 1998, at the Guion Road YWCA. Participants in the charrette included landscape architects and building architects from local design firms, students and a teacher from Cardinal Ritter High School, representatives of the Lafayette Square Area Business Alliance, the Indianapolis Chamber of Commerce, Keep Indianapolis Beautiful, the

Indianapolis Mayor's Office, the Indianapolis Department of Capital Asset Management, and staff of the Indianapolis Department of Metropolitan Development.

The charrette focused on the visual character of the study area, gateways to the area, intersections, and the large underutilized area in the center of the study area. Ideas where generated for two specific gateways and one intersection as examples of what can be done at other gateways and intersections.

Definitions:

Charrette

A charrette is an intensive planning and design workshop that is conducted within a short period of time (hours or days). Key stakeholders and other interested individuals are invited to participate in the process.

In a charrette, issues are evaluated and resolved by developing a series of alternative design solutions. A charrette is useful when the focus is on a narrow set of issues and a range of solutions is needed. The process promotes openness, creativity, and brainstorming.

The end products of a charrette consist of a set of drawings, written guidelines, and consensus among participants. The suggestions from the Lafayette Square Area Plan are recommended, but non-binding.

Clear Sight Area

The purpose of a clear sight area is to provide unobstructed views of oncoming traffic while making a turn at an intersection. All landscape planting, structural barriers, shrubs, trees, structures, or other objects temporary or permanent, shall permit completely unobstructed vision within a clear sight triangular area between the heights of two and one half and nine feet above the crown of the streets, drives, or driveways. For information on how to calculate the clear sight area, refer to the applicable Zoning Ordinance, or call the Division of Neighborhood Services at 327-5155.

VISUAL CHARACTER

The general appearance of a retail area such as the Lafayette Square area has an effect on drawing and retaining customers. In general, customers want to patronize areas where they feel the retailers care about the customers by providing a safe, well-maintained, reasonably attractive environment. The visual character of an area helps define the area in the minds of customers. A well-defined identity or "sense of place" can also be important for marketing an area.

Throughout the public meetings the need to improve the appearance of the area was repeatedly voiced. A better appearance for the area can be achieved by improved upkeep, stricter adherence to zoning regulations and the addition of streetscape elements such as sidewalks, banners and landscaping.

Even a small number of poorly maintained parcels can give an entire area a bad reputation. A temporary mess on an otherwise well-maintained site can detract from its appeal. Litter and weeds are easily controlled if taken care of on a frequent basis. The charrette participants suggested that the local business alliance hire a part-time person to provide minor maintenance and upkeep such as picking up litter and mowing and pulling weeds.

EXISTING REGULATIONS

Zoning regulations tend to fall into two categories: land use and development standards regulations. Land use regulations determine the appropriate range of uses for a site (e.g. single-family housing vs. multi-family housing). Development standards regulate how the land use is developed upon the site. For example, standards are commonly established for building setbacks, parking, signs, and building heights. Violation of development

standard regulations often degrade the character of a site and its surroundings.

Adherence to the following development standards of the zoning regulations would improve the visual character of the Lafayette Square area:

Use of parking lots

Parking lots are not be used for storage, display, advertisement or sales.

Location and screening of dumpsters

Dumpsters cannot be located in front of buildings and must be screened with an opaque fence or wall to the height of six feet.

Landscaping

Sites developed after August 1993, shall have a ten foot wide landscape strip along all public street



Photo 9: Impressions may be shaped by an area's appearance. The dumpsters, pictured, are in the Lafayette Square area.

frontages. The landscape strip shall contain at least one tree for every 40 linear feet of street frontage. Parking in front of a building is to be screened with a low hedge, berm or wall. Parking lots over 100 spaces shall have interior landscaping equaling at least 1 tree for every 20 parking spaces.

Temporary signs

No more than two temporary signs are allowed on each frontage of a parcel. Temporary signs may be no larger than 16 square feet and must not be located in a public right-of-way.

Pennants and wind signs

Pennants and wind signs are allowed only for grand openings.

Many other development standards exist within the zoning regulations, but the ones cited above are frequently violated and have a significant impact on an area's visual quality.

PROPOSED GUIDELINES

The charrette participants' proposed the following non-binding, guidelines for improving the visual character of the Lafayette Square Area.

Sidewalks

Few sidewalks exist along the streets of the Lafayette Square Area. Despite the lack of sidewalks, pedestrians use the area. Along a number of streets, dirt paths have been worn into the turf. The charrette proposed walkways along the streets to connect apartments and bus stops with retail centers. Sidewalks are not proposed for 38th Street east of Lafayette Road nor should pedestrians be encouraged to cross the very large and busy 38th Street/Lafayette Road intersection.

Street trees

Street trees are proposed along the major streets and along medians. Except for areas with overhead utility lines, the trees should be large, overstory species. Small trees such as crabapples would be visually ineffective along the wide rights-of-way in the Lafayette Square Area. The placement of trees should enable existing signage to be clearly visable. The trees should consist of varieties that are pollution tolerant and should not be placed where they will block the vision of turning motorists.

Interior landscaping of parking lots

Landscape islands are recommended for large parking lots. The landscape islands could define space and guide traffic. The current zoning code requires one tree for every 20 parking spaces in new parking lots with over 100 spaces. The charrette proposes one tree for

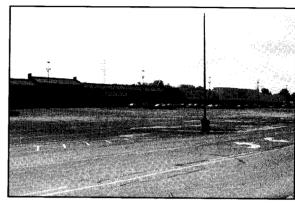


Photo 10: Without landscaping this shopping center may look uninviting to some people.

every 15 parking spaces in all parking lots with over 50 spaces. Trees should be large, overstory species. Small trees such as crabapples would be visually lost within large expanses of parking.

Street furniture

Street furniture describes the benches, bus shelters, trash receptacles, light poles, and other similar items that are beneficial to pedestrians. By coordinating the site furniture the area is given a visual coherence that strengthens the sense of place. Possibly the graphic elements from the recent remodeling of the Lafayette Square mall interior could be used to coordinate the site furniture.

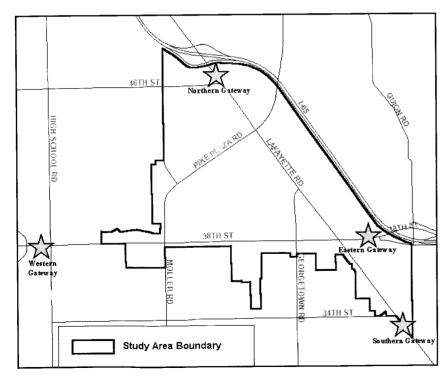
Parking

Current zoning regulations set out a minimum number of parking spaces associated with each type of land use. In this way, each parcel accommodates its own parking without spilling over onto other properties, into streets or into neighborhoods. However, many businesses drastically exceed the required number of

parking spaces which creates vast expanses of seldom-used asphalt and degrades the visual quality of the area. The charrette recommends setting a cap on the maximum number of parking spaces in an attempt to deter gratuitous paving.

Banners

Banners marking the Lafayette Square Area are proposed along the major street the banners could hang from existing utility poles or on their own poles. The banner brackets and the banners themselves should coordinate with other street furniture such as benches and trash receptacles.



Map 2. Location of major entrances or gateways in the Lafayette Square area.

GATEWAYS

Gateways are the major entrances to an area. In the Lafayette Square area, the primary gateways to the north, east and south are shaped by roadway overpasses and underpasses. The western gateway is outside the study area, on 38th Street between Interstate 465 and High School Road.

Secondary gateways that serve local neighbohoods and have lower traffic volumes are on Pike Plaza at I-65, Georgetown Road at 38 Street, and Moller Road at 38th Street.

The charrette participants looked at the northern gateway at the Lafayette Road interchange of Interstate 65 and at the eastern gateway where 38th Street comes out from under Interstate 65.



Photo 11: The northern gateway into the area is immediately south of I-65 (photograph is looking southbound on Lafayette Road).

The Lafayette Road/I-65 interchange might be landscaped with a mix of dark green evergreen trees and wildflower planting. Banners, median planters and other streetscape elements would begin immediately south of the southernmost entrance/exit ramps and run southeast along Lafayette Road. At the intersection of the southernmost entrance/exit ramps and Lafayette Road some type of sculptural element could be placed in a landscape setting. The sculpture could serve as a landmark for the area.

The eastern gateway to the Lafayette Square area is longer than the others because of the layout of the Interstate. It begins as 38th Street rises to cross over Guion Road and then dips to go under I-65. Emerging from under I-65, motorists arrive in the Lafayette Square area. The gateway area extends past the Cinema building and Little Eagle Creek to the 38th Street entrance to Lafayette Square mall. This area does not live up to its potential. The mall entrance looks, instead, like a side entrance because it is lined with out-buildings that are dated and architecturally disparate. Facing the street is the rear of the cinema building which is a blank, white concrete block expanse with a large sign at the top. Little Eagle Creek, which runs through the area, is lost in a tangle of undergrowth.

Like the northern gateway, the Interstate right-of-way might be planted with dark green evergreen trees and wildflowers, building on the existing landscaping of a few evergreen trees and grass.

To establish a signature or image for the area, a large sculptural work could be installed in the gateway area. The wall of the cinema building, with its large wall visible to the street, would be well suited to support the work.

If some of the scrub growth along the east bank of Little Eagle Creek were removed, the banks could be replanted with lowgrowing, erosion-controlling vegetation to provide visual access to the creek from 38th Street. This goal could be enhanced by stepping back the cinema parking lot and reshaping the stream bank. A trail along Little Eagle Creek is also recommended.

Median plantings, banners and other streetscape elements may begin at the 38th Street/Commercial Drive intersection and run west along 38th Street.

Companion pieces to the cinema building sculpture could be placed at the mall entrance to make the entrance more prominent. The buildings along the entrance drive might provide a more consistent, upscale image to the area if they were remodeled. Another sculptural piece, a companion to the others, could be placed at the T-intersection of the entrance drive and the mall's perimeter drive.

Elements from the northern and eastern gateways may also be incorporated into the southern and western gateways and to a lesser extent at the secondary gateways.

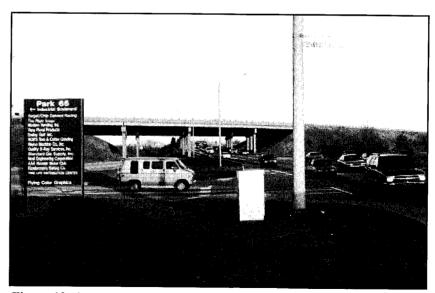


Figure 12: A eastern gateway into the Lafayette Square area is at Industrial Boulevard and 38th Street (photograph is looking eastward).

INTERSECTIONS

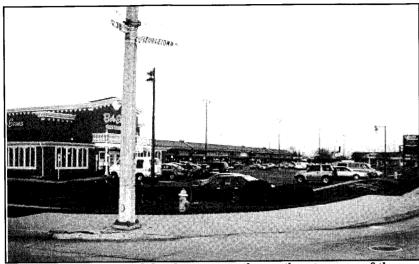


Figure 13: Commercial development on the northeast corner of the intersection of 38th Street and Georgetown Road.

Intersections are areas of special concern along streetscapes. Obviously with two streets involved instead of just one, intersections are seen by more people. Vehicles frequently are slowed or stopped at intersections, so viewing time is greater. Intersections are also the points where there is likely to be the most vehicle-vehicle and vehicle-pedestrian conflicts.

The charrette studied the intersection of 38th Street and Georgetown Road as a example of what could be done at other major intersections in the study area. As one moves nearer to the intersection, the landscaping could become denser, lower, and more detailed. Banners might hang from any poles in proximity of the intersection. At intersections with medians, an alternating line of planters and banner poles are proposed (allowing for clear sight triangles for turning traffic). Crosswalks would be demarcated with special markings or paving surface.

THE "DOUGHNUT HOLE"

An approximately 285-acre truncated triangle is formed by 38th Street, Moller Road, Pike Plaza Road, Lafayette Road and Georgetown Road. Falcon Creek bisects the area from the Pike Plaza Road to the intersection of 38th Street and Georgetown Road. Portions of the creek have been channelized for drainage and to maximize developable space. The street frontages around this triangle are generally developed as retail centers. Kevin Way is the only public street within the triangle. The private streets include Gemco Lane, Le Sabre Drive and Office Plaza Boulevard. Sections of the private streets are in poor condition. The area is mostly zoned C4 (Community-Regional Commercial), C5 (General Commercial) and CS (Special Commercial, in this case for integrated office, commercial, and light industrial uses).

Although the perimeter of this area is largely developed and actively used, the interior portions are mostly vacant or underutilized. Vast parking lots line Falcon Creek. Most of these lots are empty, the remains of a defunct automobile auction center. The area seems ripe for reuse.

Access to this area is excellent with a number of nearby Interstate interchanges and five major arterials surrounding it. However visual access from the surrounding major streets is limited due to the development on the area's perimeter. The lack of visibility makes consumer retail an unlikely use for this area. However, other uses that need good physical access but don't need a lot of visibility would be good candidates for this area. Uses that generate workers or patrons for the nearby restaurants and stores might help stabilize the Lafayette Square area's client base and promote its economic health.

The charrette participants suggested two alternative layouts for redevelopment of the so-called doughnut hole: a natural option and an urban option. Both options take advantage of the area's primary natural amenity-Falcon Creek-while intensifying the use of the area.

THE "NATURAL" OPTION

The natural option focuses on Falcon Creek. The channelized portions could be reconfigured to a more natural alignment with the central portion widened into a lake. Under this scenario, the lake would be a visual feature and would contribute to flood control. The banks of the creek would be re-vegetated with large trees and native riparian plants. Behind the trees would rise a series of office buildings. The existing interior roads may be reconfigured into a curvilinear perimeter road. Parking could occur between the perimeter road and the office buildings. Pedestrian paths could line the stream and connect buildings.



Figure 14: Falcon Creek is an under-utilized natural feature.

THE "URBAN" OPTION

The urban option is a strongly geometric scheme of hubs and spokes. The existing interior streets might be redesigned to form spokes that all feed into a center traffic circle. Falcon Creek could be transformed into a canal, forming two spokes of the wheel. Mixed-use buildings with their associated parking may be

situated in the spaces between the spokes. Pedestrian paths could line the stream and connect buildings.

CHARRETTE DRAWINGS

EASTERN GATEWAY

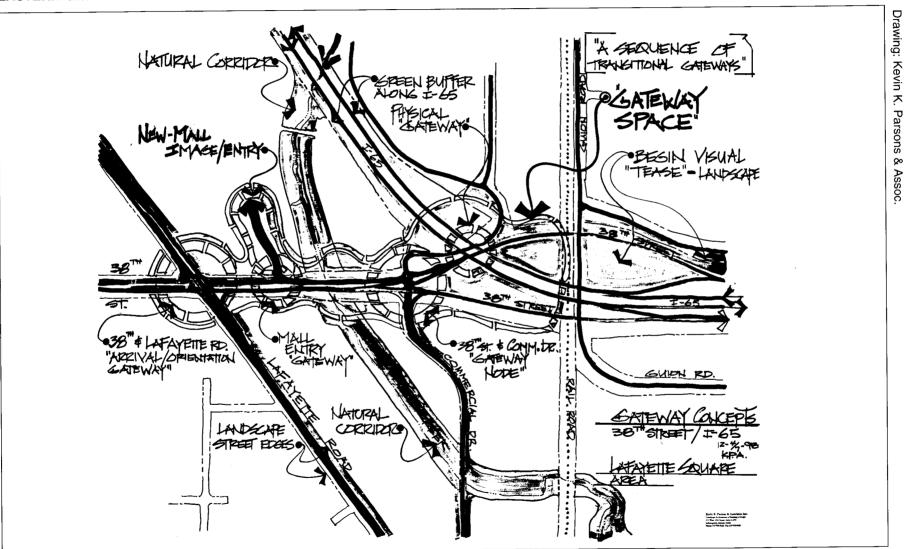


Figure 3. Recommendations include landscaping along roadways and at mall entrance on 38th Street. Creation of "arrival" gateway at 38th Street and Lafayette Road.

Drawing: Kevin K.

Figure 2. Recommendation to develop greenways along Falcon Creek and Little Eagle Creek. "High image" landscaping and architecture needed along I-65.

INTERSECTIONS

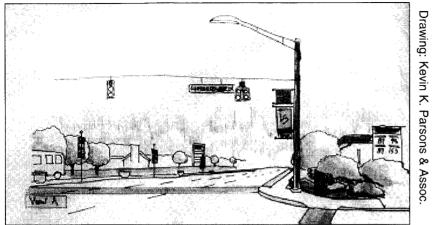


Figure 5. Alternative paving clearly marks crosswalks and adds character to an intersection. Landscaping is taller and spread apart in between intersections. Landscaping becomes more dense and lower close to the intersections.

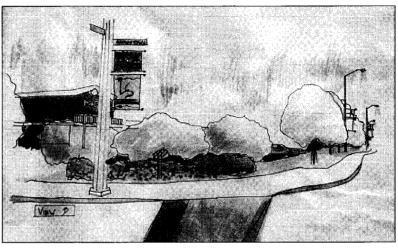


Figure 4. Banners and low, dense landscaping add character to the intersections. Landscaping cannot interfere with the clear sight area needed for traffic safety.

Kevin K. Parsons &

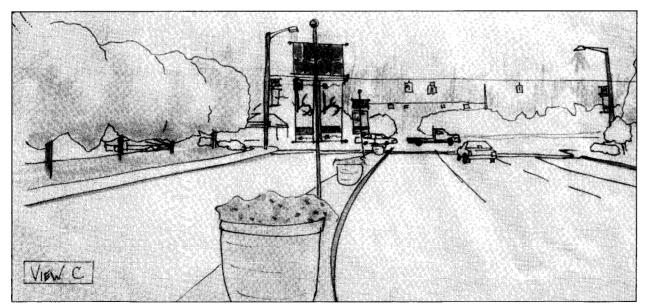


Figure 6. Large planters with seasonal vegetation can "dress up" cement medians. Cement medians can be adopted through the Mayor's Adopt-A-Median Program.

Drawing: Kevin K. Parsons & Assoc.

THE "DOUGHNUT HOLE": THE "NATURAL" OPTION

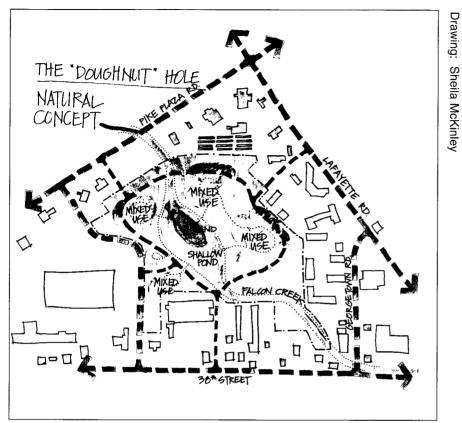


Figure 7. Falcon Creek could be widened into a lake and reconfigured more naturally. Office buildings would surround the lake. A pedestrian path could follow the creek. The private roads could be realigned.

THE "DOUGHNUT HOLE": THE "URBAN" OPTION

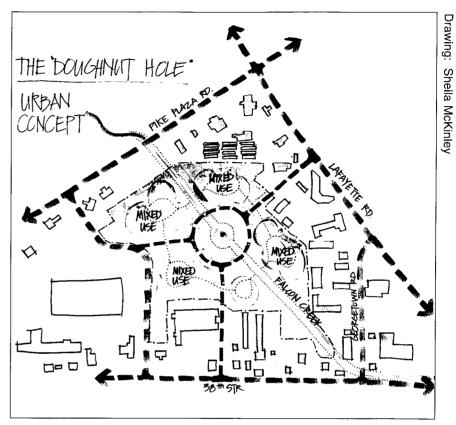
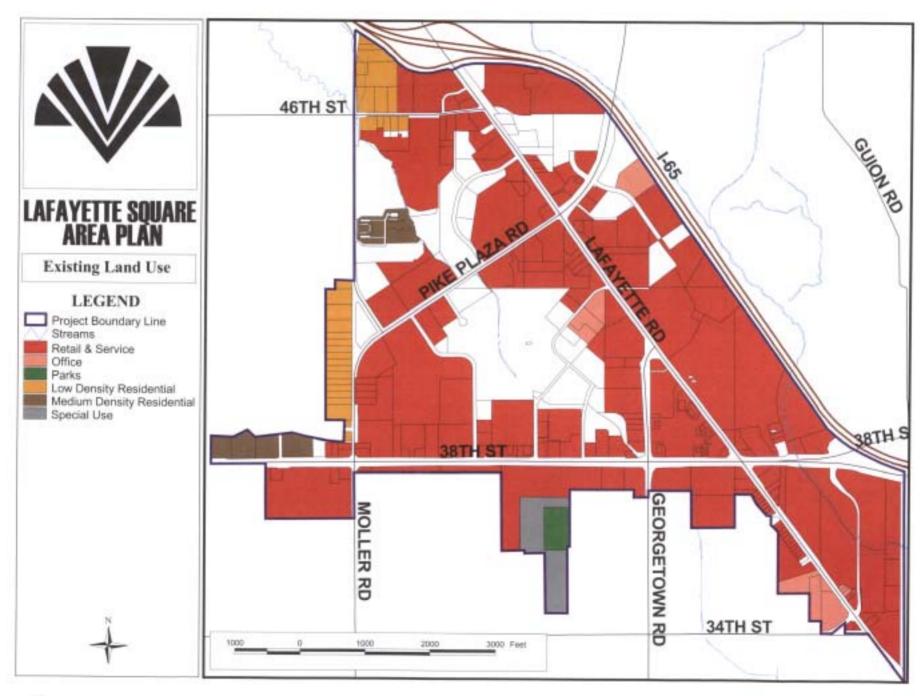
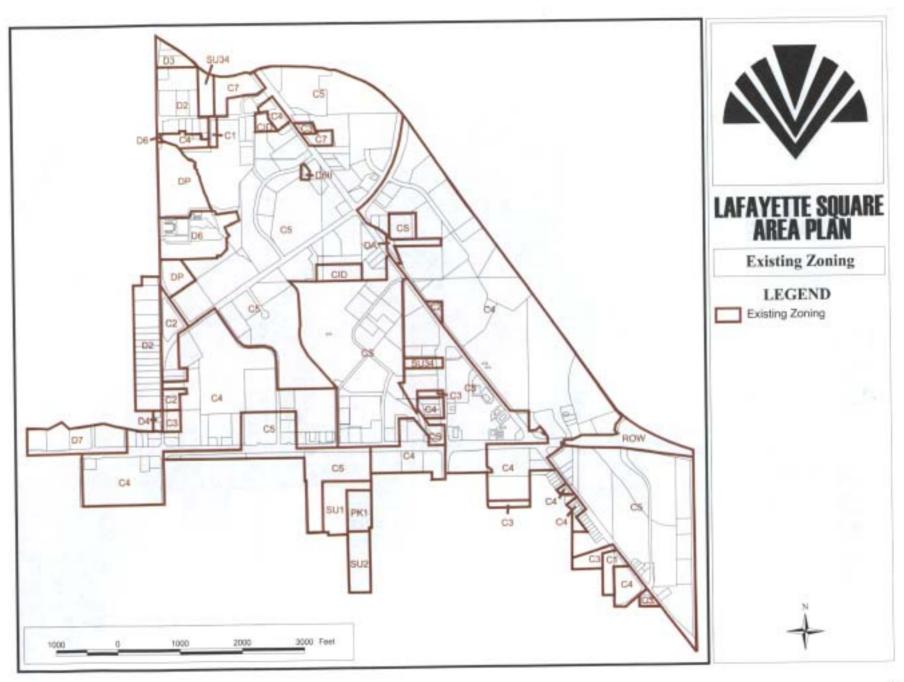


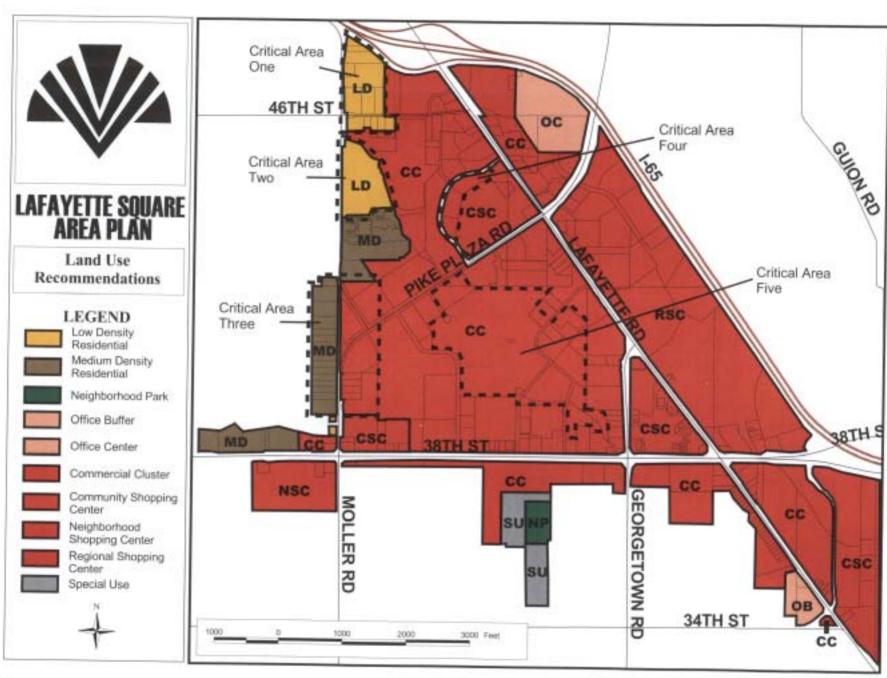
Figure 8. Falcon Creek could become canal with pedestrian paths that connect to the mixed-use buildings. The roads could be reconfigured to create a central traffic circle.

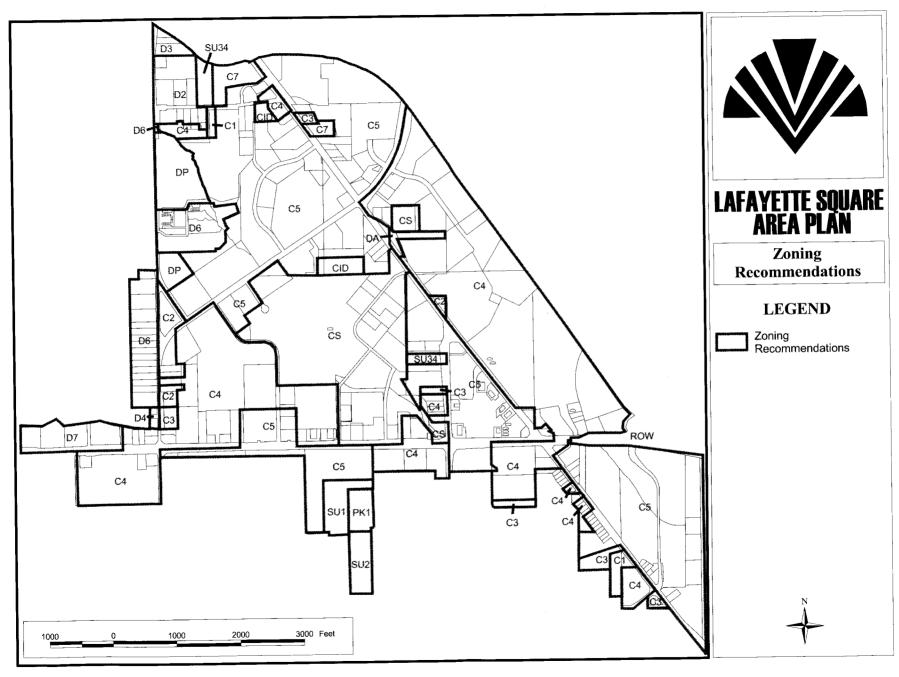


- · Land Use & Zoning Maps
- · Use of Recommendations
- Land Use Recommendations
- · Zoning Recommendations
- Critical Area Descriptions









USE OF RECOMMENDATIONS

This section addresses land use and zoning recommendations for portions of the study area. These recommendations evolved from discussions at the September meeting on issues and goals, the October meeting on economic development, the November meeting on crime prevention and the perception of crime, and the design charrette.

The portions of the study area that are in this section are designated as critical areas that warrant a high degree of scrutiny. The text associated with the land use and zoning recommendations states why the area is designated as critical. Areas designated as critical have recommended land use changes, zoning changes, or both land use and zoning changes.

Areas not designated as critical have, by default, the same land use and zoning recommendations as those found in the Pike Township Comprehensive Plan and the Wayne Township Comprehensive Plan.

The land use and zoning recommendations in this report are taken into consideration, along with other factors, by Current Planning staff and the Metropolitan Development Commission when the rezoning of property is requested. **The adoption of this report does not automatically change existing zoning.** As long as uses and development standards of a particular zoning are met, a permit may be issued for development that may not be consistent with the recommendations of this plan.

CRITICAL AREAS

(see maps on pages 60 - 63)

CRITICAL AREA ONE

Land Use Recommendation (definitions on page 65)
Low Density Residential (LD) and Commercial Cluster (CC)

Recommended Zoning (definitions on page 68) D-3, D-2, C-4, C-1, SU-34

Why Critical?

This area is transitional from commercial development to residential development. The comprehensive plan for Pike Township recommends that this area be very low density residential with surrounding office buffer. This recommendation is not consistent with existing or surrounding land use and zoning.

What are Critical Areas?:

Critical areas are defined in the land use sections of the Comprehensive Plan as those areas that warrant a high degree of scrutiny due to their unusual character, important location, or significant infrastructure need. Critical areas generally experience the greatest development or redevelopment pressures.

Critical area recommendations address significant land use issues that require more detailed information than can be shown on the Comprehensive Plan Map. The plan document explains why the areas' recommendations are considered critical and presents additional data about the areas.

The Metropolitan Development Commission can use this information to make decisions on cases occurring in or near critical areas. Any rezoning petition, variance petition, or subdivision plat proposal in a critical area should be scrutinized for any deviations from the critical area recommendations.

Recommendations

The existing low density housing in Critical Area One is an appropriate land use given the low density housing developments to the west and south. It is also appropriate given the oversupply of commercial space available in the Lafayette Square Area. The vacant tenant bays and buildings will provide space for future commercial development.

Commercial Cluster development can continue to be an appropriate land use if it is well buffered from the housing developments to the west and south. Commercial development should be sensitive to the residences not only in terms of site design and land-scaping, but also in terms traffic, noise, and other impacts.

No change in zoning is required to be consistent with existing development.

CRITICAL AREA TWO

Land Use Recommendation (definitions on page 65)
Low Density Residential (LD)

Recommended Zoning (definitions on page 68)
DP

Why Critical?

The comprehensive plan for ke Township recommends office buffer for Critical Area Two his recommendation is not consistent with existing development in or around the critical area.

Recommendations

Critical Area Two is recommended to be LD to reflect existing low density residential development. Adequate buffer should separate the residential development in Critical Area Two and the

commercial area to the east. No change in zoning is required to be consistent with existing development in the critical area.

CRITICAL AREA THREE

Land Use Recommendation (definitions on page 65)
Medium Density Residential (MD) and Commercial Cluster (CC)

Recommended Zoning (definitions on page 68)
D-6, C-2, C-4, C-5, DP

Definitions of Recommended Land Uses:

Commercial Cluster (CC)

A land use category assigned to retail and service businesses that have historically developed independently of one another along roadways. This category recognizes some existing commercial strips, but additional "strip type" non-"center" development is not encouraged. The zoning plan for each particular location should be consulted for recommended zoning classification in order to ensure compatible intensity of commercial uses.

Community Shopping Center (CSC)

A land use plan category recommending a commercial center serving an area larger than just the surrounding neighborhood with a large supermarket, discount store, or department store as the anchor. Development within a CSC area should be integrated to allow for combined trips and lower traffic on public roadways.

Low Density Residential (LD)

The Low Density category is appropriate for areas that do not have the physical constraints present in Very Low Density areas. The residential density level recommended for this category is 2 - 5 dwelling units per acre.

Medium Density Residential (MD)

Medium Density is the land use category with the highest density normally serviceable in suburban areas. The density level recommended for this category is 5 - 15 dwelling units per acre.

This area is transitional between the commercial area and the residential area. The comprehensive plan for Pike Township recommends office buffer east of Moller Road and low density residential west of Moller Road. The properties east of Moller Road were developed commercial.

Given the expansion of commercial development directly south of Critical Area Three and west of Moller Road, it is less likely that the housing will remain low density.

Recommendations

Commercial development is not recommended for the west side of Moller Road. The Lafayette Square area is already well-supplied with commercial space. Vacant tenant bays in existing buildings will provide space for future commercial development.

The land use recommendation for the west side of Moller Road is medium density residential. Medium density housing would provide a buffer between the commercial area east of Moller Road and the low density housing west of Critical Area Three. Medium density residential is also compatible with the apartment complexes immediately north of Critical Area Three. A small apartment complex or townhomes would provide a better transition from commercial to low density residential. A change in zoning to D-6 is in order to be consistent with this land use recommendation.

The land use recommendation for the area east of Moller Road should be changed from office buffer to commercial cluster to reflect existing exiting development. No change in commercial zoning is recommended given the viability of the existing businesses.

CRITICAL AREA FOUR

Land Use Recommendation (definitions on page 65)
Community Shopping Center (CSC)

Recommended Zoning (definitions on page 68)
C-5

Other Land Uses in the Lafayette Square Area:

Neighborhood Shopping Center (NSC)

A land use plan category recommending a commercial center on one parcel that usually has a grocery store or drugstore as an anchor.

Office Buffer (OB)

This land use category is for low-intensity office uses, usually outside an integrated center. The following uses are representative of this category: medical services, insurance, real estate, financial and credit institutions, architectural and engineering firms, legal services, and other related professional services.

Office Center (OC)

This category is appropriate for integrated office development that generally includes three or more buildings, approximately 100,000 square feet or more of total leaseable office space, and an internal street and parking network. Office Centers are typically significant employment centers, and their activity is usually more intense than Office Buffer areas.

Regional Shopping Center (RSC)

Regional Shopping Center is a land use category with outlots, and a number of smaller specialty retail centers clustered around the central mall. All the centers together draw customers from the region.

Special Use (SU)

A land use plan category recommending a wide variety of special uses including churches, schools, government property, power sub-stations, club rooms, non-profit agencies, nursing homes, and cemeteries.

Why Critical?

Critical Area Four includes undeveloped properties that front Lafayette Boulevard. The Pike Township Comprehensive Plan recommends Commercial Cluster for these properties. This recommendation is not consistent with contiguous properties that have the same zoning of C-5, but are designated Community Shopping Center (CSC).

Recommendations

The recommended land use for the properties in Critical Area Four is CSC to reflect the neighboring land uses. CSC is an appropriate land use given the the Critical Area is surrounded by commercial development.

No change in zoning is recommended given the surrounding land uses and zoning.

CRITICAL AREA FIVE

Land Use Recommendation (definitions on page 65)
Commercial Cluster (CC)

Recommended Zoning (definitions on page 68)
CS

Why Critical?

This area has little to no visi any from Lafayette Road or 38th Street. It has only limited visibility from Pike Plaza Road. Some of the properties are vacant and require reuse. The Pike Township Comprehensive Plan recommends Office Center and Commercial Cluster (CC) for this area. Office Center may be too restrictive in that it does allow for mixed use development.

Recommendations

The recommended land use for Critical Area Five is Commercial Cluster. The area can be developed entirely for retail use, however, the success of retail development may depend on the redesign of the road network to allow for more visibility.

The CC designation offers flexibility in reuse and development that would enable both office and commercial land uses. Providing more development options increases the opportunities for reuse. Given the neighboring commercial businesses and offices, a mixed office and commercial development would be consistent with surrounding land uses.

Office development is highly recommended to be the primary component of Critical Area Five. Only small pockets of office development presently exist in the Lafayette Square Area.

Office development would support the existing commercial and retail area by providing additional, regular customers. It is anticipated that commercial development over the next ten years can be

accommodated with existing, vacant tenant bays, vacant buildings, and commercially-zoned, undeveloped property.

Zoning Violations:

Some activities on real estate may violate the provisions of the Marion County Zoning Ordinances. Activities such as operating a business within a residential neighborhood or parking a semi-truck at a residence may be a zoning violation. If you have concerns about these types of activities, you may call Code Compliance at 327-8400. When calling, please indicate the address of the property in question.

The zoning is recommended to be C-S. Again, this zoning designation would enable mixed use and more creative development that is necessary given the issues related to visibility.

(For additional suggestions on reuse and development for Critical Area Five, please refer to the Charrette section and review The "Doughnut Hole")

Definitions of Zoning Classifications:

Dwelling 2 (D-2)

Areas zoned D-2 have good thoroughfare access and have neighborhood and community services. The typical density is 1.9 units per gross acre with the minimum lot size being 15,000 square feet.

Dwelling 3 (D-3)

The D-3 classification defines those single-family areas that have good thoroughfare access and are closely associated with neighborhood and community facilities. The typical density is 2.6 units per gross acre with the minimum lot size being 10,000 square feet.

Dwelling 6 (D-6)

Low density multifamily use which is located in suburban areas is classified as D-6. To be zoned D-6, the property should be in proximity to major thoroughfares, sewers, and school and park facilities. The typical density is 6-9 units per gross acre with a height limit of three floors.

Dwelling P (D-P)

Planned unit developments are zoned D-P. Densities and development are regulated and reviewed by the Metropolitan Development Commission. Creative site planning, variety in physical development, and imaginative uses of open space are objectives to be achieved. While

properties zoned D-P are primarily residential in nature, they may include supportive commercial or industrial development.

Commercial 1 (C-1)

Areas zoned C-1 are considered office buffer districts because they separate residential uses from more intense commercial uses. The district allows offices exclusively.

Commercial 2 (C-2)

High intensity office-apartment districts are zoned C-2. This classification can be found adjacent to a regional shopping center, or planned community, or along a few suitable arterial streets. It allows C-1 uses and Dwelling 8 standards. Dwelling 8 includes single family, two-family, and multi-family areas with densities varying from 5 - 26 units.

Commercial 4 (C-4)

Referred to as community-regional commercial districts, areas zoned C-4 permit regional shopping centers, including department and discount department stores. They generate heavy traffic and require excellent thoroughfare access. It also allows limited outdoor seating and outdoor display.

Commercial 5 (C-5)

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The C-5 classification is a general commercial district characterized by commercial uses with outdoor operations which should be grouped on heavy commercial thoroughfares, not adjacent to residential districts. Outdoor display is permitted for goods for sale, lease, or rental only.

Special Commercial (C-S)

A Special Commercial district permits a unique combination of uses, commercial and non-commercial, in a planned development. The classification is intended to encourage greater creativity in land planning, including superior site and structural design and development.

Special Use 34 (SU-34)

Fraternities, lodges, club rooms, and public ballrooms fall under this zoning classification.

For additional information or explanation on zoning classifications, contact the Division of Neighborhood Services at (317) 327-5155.

To purchase zoning maps, contact the Division of Permits at (317) 327-8700.



- Bus Routes, Shelters, & Stops
- · Traffic Counts
- Potential Sources of Funding
- · Census Data
- Directory for Reporting Violations and Complaints
- · Bibliography
- · List of Credits
- · Resolution



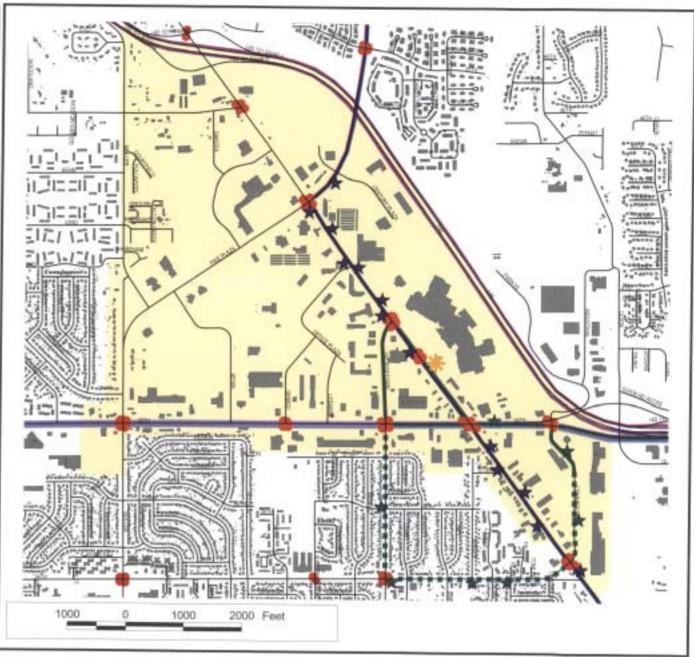
LAFAYETTE SQUARE AREA PLAN

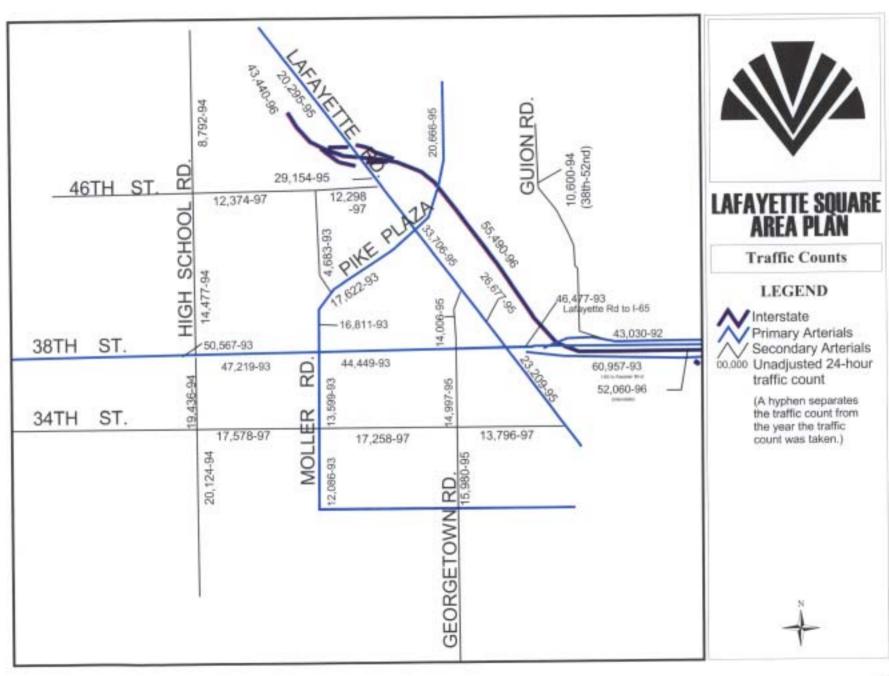
City Services & Infrastructure

LEGEND

- ***** B∪
 - Bus Shelter
- #37 Bus Stops
- #38 Bus Stops
- Traffic Lights
- #37 Bus Route
- #38 Bus Route
- #38 Bus Route (outbound trips only)
- 38th St. Resurfacing
- I-65 Widening (4-6 lanes)
- Noed Centerlines
- Buildings Study Area







POTENTIAL SOURCES OF FUNDING

The ability to receive funding depends on a variety of factors including the quality of the application, the ability to meet eligibility requirements, the consistency of the project proposal with the goals of the funding agency, the level of matching funds, the quantity of funding requested, the geographical area of the proposed project, and the quality of the partnerships and commitments established. The awarding of funds is always at the discretion of the funding agencies. The funding agencies, listed below, may be considered "Best Bets" because of their commitment to the local community, their orientation to community development, or the similarity of successful, funded projects with recommendations contained within this plan.

ARTS COUNCIL GRANTS

Source

Arts Council of Indianapolis 47 South Pennsylvania Street, Suite 303 Indianapolis, IN 46204 (317) 631-3301

WWW address

http://www.indyarts.org/grants.htm

Contact Information

Name: Pierre Hopf Phone: (317) 631-3301 FAX: (317) 624-2559

E-Mail: PierreH@indyarts.org

Eligibility Requirements

Not-for-profit organizations in Marion County.

Type of Projects Funded

Organizations may apply for special project support which includes one-time events, single productions, or summer arts programs (organizations not restricted to a primary arts purpose). Mini grants are also available which provide support to neighborhoods and community organizations for arts programs that reach a diverse group of residents (mini grants are limited in scope and provide a maximum of \$750 that must be matched).

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COMMUNITY ASSISTANCE GRANT PROGRAM

Source

Junior League of Indianapolis 3050 North Meridian Street Indianapolis, Indiana 46208 (317) 925-4600

Eligibility Requirements

Neighborhood associations, garden clubs, scout troops, churches, businesses, and individual residents.

Type of Projects Funded

Funds can be used towards implementation of the Mayor's Adopt-A-Median Program. To adopt a median in your community, sign a one-year commitment to pick up litter, control weeds, and mow grass. You designate the name to appear on the set of signs (the City reserves the right to edit content for offensive material). Approval from the City must be sought for additional landscaping. Each median site should be inspected by Indy Parks to verify proposed plant selection and landscaping plans. Other: Types of vegetation allowed (depending on clear site distance and maintenance) include perennials, ground cover, ornamental grass, and shrubs. Contact Bill Chesser at (317) 327-8391, for more information on the Mayor's Adopt-A-Median Program.

COMMUNITY ENHANCEMENT FUND

Source

Greater Indianapolis Progress Committee 200 East Washington Street, Suite 2301 Indianapolis, Indiana 46204 (317) 327-3860

Contact Information

Name: Alicia J. Barnett Phone: (317) 327-3860 FAX: (317) 327-3863

E-Mail: ajbarnett@aol.com

Eligibility Requirements

Marion County community-based organizations that provide services intended to enhance the quality of life and/or further development in the targeted area.

HÔMETOWN INDIANA FUNDING

<u>Source</u>

State of Indiana, Dept. of Natural Resources
Division of Forestry, Urban Forestry Office
9245 North Meridian Street, Suite 118
Indianapolis, IN 46260
(317) 582-2410

WWW address

<a href="

Contact Information

E-Mail: inurbfor@indy.net

Eligibility Requirements

Not-for-profit organizations and municipalities.

Type of Projects Funded

Funding may be used to share the cost of tree plantings and other urban forestry projects. Between \$2,500 and \$20,000 may be awarded. An equal match is required.

IPALÇO GOLDEN EAGLE ENVIRONMENTAL GRANTS:

educational, health care, youth, and human services-related programs.

Projects related to a Westside youth council or to workforce development programs might be eligible for funding from the agencies listed below:

The Dew Chemical Company Global Contributions 47 Building Midland, MI 48667 (517) 638-7238

Guidant Foundation
Guidant Corporation
Attn: Guidant Foundation
111 Monument Circle, 29th Floor
Indianapolis, IN 46244-0906
(317) 971-2000

The Inland Foundation Inland Paperboard & Packaging, Inc. 4939 Vincennes Read Indianapolis, IN 46268-9937 (317) 879-4229

Lilly Endowment: Inc.
2801 North Meridian Street
P.O. Box 88068
Indianapolis; IN 46298-9968
(317) 924-5471

Marsh Supermarkets
Attn: Community Relations Dept.
9800 Crosspoint Boulevard
Indianapolis, IN 46256
(800) 845-7686

The Indianapolis Foundation
119 English Foundation
Building
615 North Alabama Street
Indianapolis, IN 46204-1498
(317) 634-7497

<u>USX Foundation</u>
James L. Hamilton, III
General Manager
USX Foundation, Inc.
600 Grant Street
Pittsburgh, PA 15219-4776
(412) 433-5237

CENSUS INFORMATION

PIKE TOWNSHIP

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>
Population	6,662	14,962	25,336	45,204
White	6,483	14,277	20,768	34,965
African-American	170	643	4,038	8,903
Households	1,929	4,295	9,901	20,322

Comparisons to other Townships

Pike Township experienced rapid and steady population growth during the 1960's and 1970's. Its population growth accelerated in the 1980's when births exceeded deaths by over 3.5 to 1, the largest birth to death ratio in Marion County.

Migration patterns during the 1980's showed a heavy in-migration of persons, more than any other Township in Marion County. The population has continued to grow rapidly. Based on building and wrecking permits, the population was estimated to be around 61,900 as of December 31, 1997. Population growth should begin to level off as developable land becomes more scarce.

Pike Township had the lowest number of persons per household at 2.21, compared to the other eight townships in Marion County in 1990. Its 1989 per capita income, however, was second in the county, with only Washington Township ranking slightly higher.

One of the features that makes Pike Township a desirable area in which to live is Eagle Creek regional park, one of the largest city-owned parks in the nation and the largest in Marion County. Pike Township also contains Park One Hundred, one of the larger industrial parks in Marion County.

WAYNE TOWNSHIP

	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>
Population	99,722	126,340	122,809	125,699
White	95,436	118,494	110,005	106,741
African-American	4,208	7,467	11,455	16,917
Households	28,203	39,690	47,108	50,983

Comparisons to other Townships

Wayne Township experienced rapid population growth in the 1960's. Although the population declined in the 1970's, it rebounded in the 1980's. While births exceeded deaths by more than 2 to 1 in the 1980's, Wayne Township had a substantial out-migration of persons during that same period. It experienced the second largest out-migration of persons in Marion County.

Based upon building and wrecking permits the population appears to have increased by approximately 6,630 people between January 1, 1990 and December 31, 1997.

Wayne Township had the third lowest number of persons per household at 2.42, with only Pike and Washington Townships ranking lower in the 1990 U.S. Census. Wayne Township also had the third lowest per capita income in 1989, only ranking ahead of Center and Decatur Townships.

Wayne Township had the second highest number of people of Hispanic origin (1,348 people), compared to the remaining eight townships in Marion County in 1990. Similarly, only Washington and Lawrence Townships exceeded Wayne Township's Asian population of 1,158.

The most distinguishing feature of Wayne Township is Speedway, home of the Indy 500 and the Brickyard races. On the eastern border is Riverside Regional Park, which has four golf courses and the Velodrome for bicycle racing. Also, the Indianapolis International Airport crosses over the southwestern corner of the Township.

DIRECTORY FOR REPORTING VIOLATIONS/COMPLAINTS

To report violations or request information please contact the following City Department(s) or Agencies:

Mayor's Action Center (MAC)	327-4622
Code Compliance (DMD)	327-8400
Environmental Resource Management (DPW)	327-2234
Marion County Health Department	541-2150
Public Works Customer Service	327-1700

ABANDONED VEHICLES

Call the Mayor's Action Center (MAC) at 327-4MAC (327-4622) to report abandoned vehicles.

If the vehicle is on a street, alley, or vacant lot, it will be tagged and the owner will be given written notice to move the vehicle. If it is not moved, the vehicle will be towed.

If the vehicle is at a business or on a parking lot and has been there for at least 48 hours, the business or parking lot can sign the liability form provided by the wrecker driver and the vehicle will be towed.

If the vehicle is on private, residential property and the property owner has reported the abandoned vehicle, the property owner will be provided with a liability form to sign. Once the form is signed, arrangements will be made to remove the vehicle. If someone other than the owner has reported the vehicle, the vehicle will be tagged and the owner will be given written notice to remove the vehicle. If it is not moved, the vehicle will be towed.

CHUCKHOLES

Call 327-4MAC (327-4622) to report chuckholes on city streets. When calling, please indicate the address of the chuckhole, the director of travel (N,S, E, or W) and the specific lane (outside, middle, inside) of the chuckhole, so the crews can quickly find and repair the chuckhole.

DEAD ANIMAL REMOVAL FROM RIGHT-OF-WAY

If the dead animal is on the highway, call 356-2411 to report it to the State Highway Department. To report other locations, call 327-4MAC (327-4622), or use the MAC online form http://www.ci.indianapolis.in.us/mac. If the dead animal is on private property, it must be moved by the citizen to the curb or street in order to be picked up by the City.

DRAINAGE PROBLEMS AND SEWER BACK-UPS

In case of emergency, call 327-4MAC (327-4622) and Press 2 to report sewer back-ups.

The Customer Service Section of Public Works will determine if the problem is the City's responsibility or the property owner's. If it is a problem with the lateral (the sewer line running from the street to the property), it is the property owner's responsibility. If the back-up is caused by the sewer main, the City will work to correct the problem.

ILLEGAL DUMPING

Call 327-4MAC (327-4622) or use the MAC online form http://www.ci.indianapolis.in.us/mac to report illegal dumping in the public right-of-way.

SANITATION

Call the Marion County Health Department at 541-2150 to report sanitation violations such as trash, junk, debris, animal manure, weeds, and abandoned vehicles. Property owners and/or tenants

could be cited for ordinance violations. The Health Department will pursue legal action against the responsible party if the violation is not resolved.

CURBS

Call the Indianapolis Department of Public Works at 327-1700, to report damaged curbs. City staff will evaluate the severity of the damage and assign condition ratings which will be used as a factor in developing future improvement programs.

STREET MAINTENANCE

To report street damage, call 327-4MAC (327-4622) and Press 1. The city will inspect to determine the required action. If minor repairs are required, the Street Maintenance Section of Public Works will schedule the street for corrective repairs. If the street needs to be resurfaced or reconstructed, the Department of Capital Asset Management will evaluate the street for inclusion in a future program.

STREET SIGNS

Call 327-4MAC (327-4622) and Press 1 to report missing street signs.

TRAFFIC SIGNALS AND SIGNS

In case of an emergency, call 327-4MAC (327-4622 and Press 1 to report traffic signal problems or missing signs. "Blackouts", where the whole signal is not working, will be sent to the Traffic Signal Technicians for immediate repair.

TREES

Call 327-4MAC (327-4622) and Press 3 to report tree problems in the public rights-of-way.

UNSAFE BUILDINGS

Call the Marion County Health Department at 541-2150 to report vacant buildings that are open, structurally unsafe, or in need of repair. If the owner does not board openings after being cited then the Health Department will ask a contractor to secure the building.

WEEDS

Call 327-4MAC (327-4622) and Press 3 to report properties that have excessive vegetative growth. If the property is privately owned, the property owner will be cited for an ordinance violation. If the property owner does not cut the growth, the City will cut it and establish a lien on the property to recover the City's costs.

Mayor's Action Center (MAC):

Call 327-4MAC (327-4122) to request service or receive information on a variety of issues, including, but not limited to:

- Abandoned vehicles
- Dead animal removal
- Illegal dumping
- Trash schedules
- Drainage
- Sewer back-ups
- Weeds

- Chuckholes
- Street maintenance
- Sidewalks and curbs
- Traffic signals/signs
- Recycling

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SOURCES OF BROCHURES, MATERIALS, & STATISTICS

Cardinal Ritter High School Indiana Anti-Car Theft Committee Indianapolis Chamber of Commerce Indianapolis Division of Planning Indianapolis Downtown, Inc.

Indianapolis Police Department

Indianapolis Private Industry Council

Indianapolis Public Works Department

Kosene & Kosene

Lafayette Square Area Business Alliance

Marion County Commission on Youth, Inc. (MCCOY)

Marion County Sheriff's Department

Metropolitan Area Greater Indianapolis Committee (MAGIC)

Simon Property Group, Inc.

Skinner & Broadbent

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Credits

The participation from the neighborhood organizations, business associations, local institutions, and interested individuals has made this plan possible. A special thanks goes to the Indianapolis Chamber of Commerce for its assistance in providing data and encouraging businesses to become involved in the planning process.

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Deputy Mayor Susan Brooks Deputy Mayor John Hall

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Charlie Spears, Wayne Township Assessors Office

Helen Struck, Eagledale Neighborhood Association

Olgen Williams, Christamore House

Sherry Zerbe, Crooked Creek Multi-Service Center

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(From Meeting Sign-In Sheets)

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Tammie Bailey

Eric Balensiefer

Judy Bastnagel

Ron Bell, Skinner & Broadbent

Gigi Bickley

Ty Bolinger

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Emily Eversman

Kelli Fisher, Ponderosa Steakhouse

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Toni Wolpe, The Flyer Group

METROPOLITAN DEVELOPMENT COMMISSION OF MARION COUNTY, INDIANA

RESOLUTION NO. 99-CPS-R-002

RESOLUTION 99-CPS-R-002, amending a segment of the Comprehensive or Master Plan of Marion County, Indiana, Lafayette Square Area Plan.

Marion County, Indiana, hereby amends the Comprehensive or Master Plan of Marion County, Indiana, by the adoption of the Lafayette Square Area Plan, which is attached hereto and incorporated herein by BE IT RESOLVED, that pursuant to I.C. 36-7-4, the Metropolitan Development Commission of reference as an amendment to the Comprehensive or Master Plan of Marion County, Indiana.

directed to certify copies of this Resolution 99-CPS-R-002, amending the Comprehensive or Master BE IT FURTHER RESOLVED, that the Secretary of the Metropolitan Development Commission is Plan of Marion County, Indiana.

Commissioners of Marion County, Indiana. The Director shall also file one (1) copy of the Resolution directed to mail or deliver certified copies of this Resolution 99-CPS-R-002, to the Mayor of the City BE IT FURTHER RESOLVED, that the Director of the Department of Metropolitan Development is of Indianapolis, the City-County Council of Indianapolis and Marion County, and the Board of and one (1) summary of the plan in the Office of the Recorder of Marion County, Indiana.

Walter M. Niemczura, Presiding Officer Metropolitan Development Commission

APPROVED AS TO LEGAL FORM AND ADEQUACY THIS (DAY OF MARCH, 1999.

Stephén Neæ

Assistant Corporation Counsel